



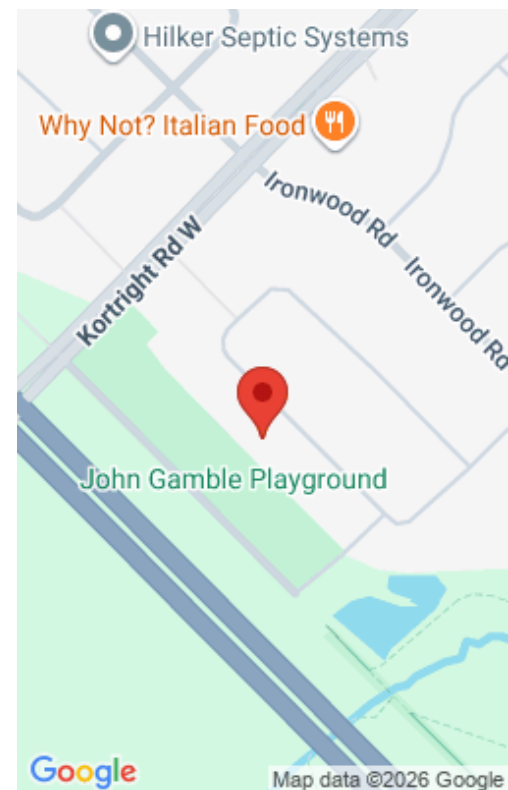
**\$999,999**

## **38 SHADYBROOK CRESCENT, GUELPH, ON N1G 3G5, CANADA**

<https://krealtypros.com>

Picture yourself at 38 Shady Brook Crescent — a four-level split lovingly cared for by one family for over 48 years, and never once offered for sale. This is a rare and special opportunity to own a truly meticulous home on one of Guelph's most beautiful streets. Tucked on one of the city's most coveted [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 1803 sq ft



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## Building Details

**Stories:** 2

**Parking Features:** Attached Garage, Garage Door Opener

**Covered Spaces:** 1

**Garage Spaces:** 1

**Building Area Total:** 2691 sq ft

**Security Features:** Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s)

**Construction Materials:** Brick, Vinyl Siding

**Roof:** Shingle

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## Amenities & Features

**Water Source:** Municipal-Metered

**Architectural Style:** Sidesplit

**Pool Features:** Above Ground

**Exterior Features:** Backs on Greenbelt, Landscaped

**Cooling:** Central Air

**Interior Features:** High Speed Internet, Upgraded Insulation

**Frontage Type:** West

**Fencing:** Fence - Partial

**Patio & Porch Features:** Deck, Porch

**Appliances:** Water Heater, Water Purifier, Built-in Microwave, Dishwasher, Dryer, Range Hood, Refrigerator, Washer

**Sewer:** Sewer (Municipal)

**Window Features:** Window Coverings

**Attached Garage Yes/ No:** 1

**Heating:** Forced Air, Natural Gas

**Fireplace Features:** Electric, Family Room, Living Room, Recreation Room, Wood Burning

