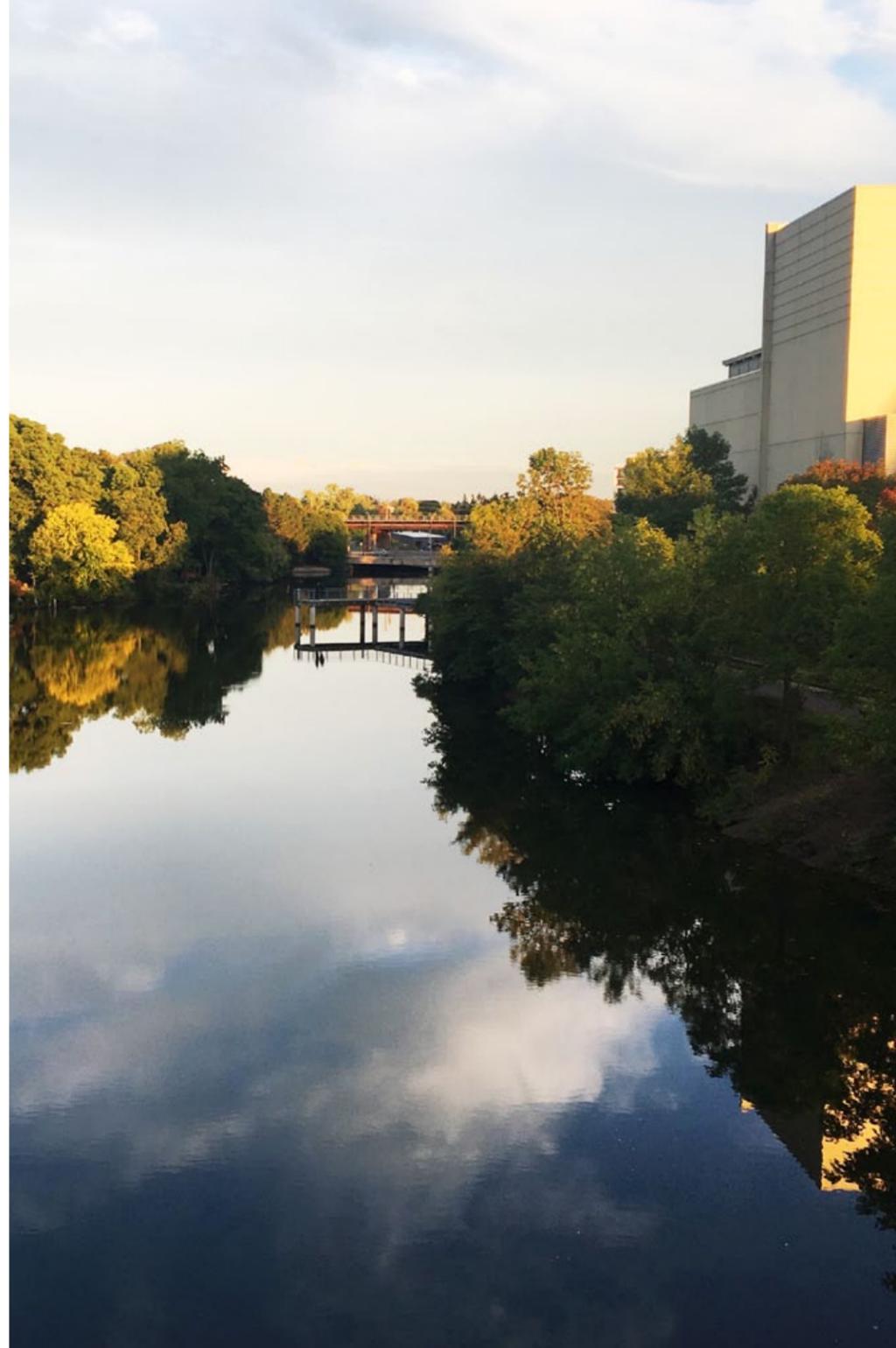


Aimee Pullon
REAL ESTATE



10 STEPS TO FINDING YOUR PERFECT HOME

A Guide for Guelph Buyers



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Meet Aimée

I'm Aimée Puthon, and it's a pleasure to meet you. As a third-generation Guelph realtor, my roots are firmly planted in the "Royal City," and I'm proud to call this community home.

I come from a family of real estate professionals who built their reputation by providing the best service possible. Growing up, I watched how Dad worked. He taught me the importance of trust, honesty and respect for the deep connections families develop to their homes, neighbourhoods and communities.

Today, I'm applying those values I learned as a kid at the dinner table — and adding plenty of modern tools to help my own clients.

Just a year after I received my real estate licence, Coldwell Banker named me one of its top "30 agents under 30" in the world. But for me, the real measure of success is satisfied buyers and sellers. I've built my

business understanding and meeting the needs of my clients, and I'd love to do the same for you.

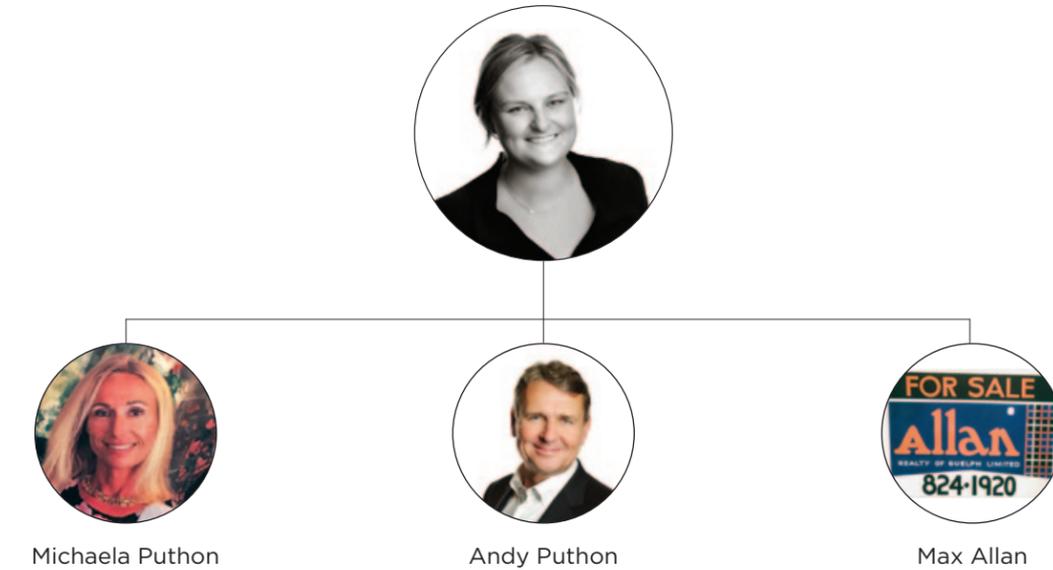
I bring a deep knowledge of the local real estate market and each of the neighbourhoods throughout the city and what they offer. I can also help you see beyond the cosmetics of a home (such as paint, carpets and kitchen appliances). We'll focus on the important key features to assess its value in the current market.

Whether you are a first-time home buyer, a seasoned purchaser or someone looking to get into the market as an investor, finding a right place can be both exciting and intimidating. That's why I've created this booklet outlining the steps involved. I hope you find it informative!

If you have any questions, just reach out.

Thanks for starting the conversation!

Aimée



Buying homes in Guelph runs in the family!

INDUSTRY LEADING QUALIFICATIONS



STEP 1. SELECTING YOUR REALTOR

Purchasing a new home is a big decision. There's a lot at stake, both financially and emotionally. That's why it's so important to have a good rapport with your realtor and trust in them and their approach.

The first step with me is a consultation: it's a no-pressure opportunity for you to ask questions and learn more about the services I offer. Meanwhile, I get to know you better and find out what you're looking for. Together we can decide if working together will be a good fit.

An initial meeting is an opportunity to ask your prospective realtor about their qualifications, track record, local knowledge, how much time they can dedicate to your search and what services they can offer you.

Why buyers need their own agent

In Ontario, it's possible for a buyer to deal directly with the listing agent. However, the listing agent has signed an agreement to represent the best interests of the seller. Their job, among other things, is to ensure their client sells their home for the highest price possible.

As a buyer, you need to be well represented too. That's why it makes sense to have your own agent. Your realtor's job is to guide you through the process of looking for a house and represent your best interest; not just showing and selling you a home that they have listed for sale.

STEP 2. FINANCING: GETTING PRE-APPROVED FOR A MORTGAGE

Before starting your home search it is important to have your financing in place. It is a shame to fall in love with a property that is financially unattainable, and we want to avoid this! We want to be realistic and ensure your success. Knowing what you can afford is crucial. And that starts by getting pre-approved for a mortgage.

There is a difference between being pre-qualified and being pre-approved. **Pre-qualification** uses a few pieces of key information to give you a ballpark estimate of how much you can likely borrow. It can often be done online or by phone; it doesn't guarantee anything.

The **pre-approval** process digs deeper. You'll fill out an official mortgage application with a specialist — either from your chosen financial institution (for example, your bank or credit union) or through a reputable mortgage broker (these independent contractors work with a range of lending institutions, which allows them to shop around for the best rates).

Your mortgage specialist will take an in-depth look at your financial situation and then provide you with an amount that you can qualify for based on things like your income, credit and other assets. That information will help you find the “sweet spot” of how much you feel comfortable spending.

Keep in mind that if you don't find the right house within 90 days after your pre-approval, you will need to go through the process again.

STEP 3. DETERMINING YOUR WANTS AND NEEDS

Having a clear idea of what you're looking for helps your realtor narrow down the best options for you within the market, getting you into your ideal home sooner. That starts by identifying your wants and needs.

Needs are non-negotiable things like the minimum number of bedrooms and bathrooms and the geographic area you're willing to consider. Wants, on the other hand, are the "nice-to-haves" perhaps for some this would be a double-car garage, walk-in closet or granite countertops.

The chart below will help you clarify your wants, needs and deal-breakers. As you fill it in, consider the following:

- How long do you plan to own the house?
- What are your future needs? Will your family grow? Do you want to age in place?
- How much time and money are you willing to put into renovating your new home?
- How much maintenance are you prepared to take on?

CRITERIA	NEED	WANT	DEFINITELY NOT!
LOCATION			
Close to downtown			
Close to 401			
Close to the university			
Close to public transit			
Specific school district or neighbourhood If so, specify:			
Rural			
Urban			
Other considerations (specify - consider things like being close to work, close to parks, noise levels, etc.)			

CRITERIA	NEED	WANT	DEFINITELY NOT!
STYLE			
Detached			
Bungalow			
2 Storey			
Back split or side split			
Townhouse or duplex			
Apartment style condo			
Other (specify)			
AGE			
Pre-construction / new build			
Less than 10 years old			
25 - 50 years old			
50+ years old			
Heritage property			
FEATURES			
Total square footage	Min:	Ideal:	
Number of bedrooms	Min:	Ideal:	
Number of bathrooms	Min:	Ideal:	
Master en suite			
Garage (if so, single or double?)			
Finished basement			
Fenced backyard			
Large backyard			
Pool			
Air conditioning			
Other (specify - consider things like kitchen size/layout, appliances, type of countertop, closet space, flooring, fireplaces, accessibility needs, workshop space, accessory apartment, etc.)			

CRITERIA	NEED	WANT	DEFINITELY NOT!
CONDITION			
Move in ready			
Needs some work			
Requires a complete renovation			



STEP 4. UNDERSTANDING THE MARKET

Once we've established what you're looking for, I'll orient you to the market and show you what's available that may meet your criteria. Buying a house is a journey. We'll start wide and then narrow down the options, remembering that buying is a process of elimination. According to the U.S. National Association of Realtors, buyers typically search for 10 weeks and look at about nine homes. Of course, this varies based on your timeframe and the local market, which can change from day to day and week to week.

STEP 5. SETTING UP YOUR PERSONAL SEARCH PORTAL

I'll create a personal web portal for you that takes your search criteria and sets you up to receive listings in real time as they come to market.

Realtor.ca is a great tool, but it takes time for listings to show up on the site, and it may not show you important details about the property. With the portal I provide, you'll get all the information you need. It also makes sending messages to each other quick and easy.

If a home meets your criteria, you'll receive an automatic email about it. I'll also follow up with you if I spot one that I think is a particularly good candidate. Then we will book private viewings for us to go through properties together that catch your eye.

STEP 6. VIEWING HOMES TOGETHER

Some homes shoot well, and some homes show well — and that means in-person viewings can reveal a lot more than what you see in an online photo gallery. When we arrive for a viewing, I'll help you look past the cosmetic details and evaluate important aspects.

Cosmetic updates are doable as long as you are willing to spend both the time and the resources. On the other hand, things like the number of bedrooms or neighbourhood factors such as noise from a nearby highway are more difficult, expensive or even impossible to change.

If we find a home that you really like, we'll do our due diligence to assess its value. We'll open cupboards and look under the kitchen sink to help gauge how much effort the current owners put into maintenance. We'll look for clues that the house was a flip by checking out the quality of the caulking in the bathrooms or the kitchen backsplash. And we'll make sure any renos were done properly by confirming all City building permits have been closed.

Here's some of the other things we'll keep in mind as we tour a home:

Neighbourhood

- Location within the city (including distance from work, nearby amenities, schools, etc.)
- Condition of neighbouring homes
- Neighbourhood demographics

Outside

- Lot size
- Potential to add value (e.g., an accessory apartment, deck or workshop)
- Age and quality of the roof, windows, garage and front door



Layout and style

- Interior size and layout
- Flow in the kitchen and other living areas
- Quality finishings, such as trim, backsplashes, lighting and cabinets



Basement

- Mechanical systems (e.g., furnace, air conditioning system, hot water heater, water softener)
- Moisture problems (e.g., musty smells, signs of leaks)
- Other potential issues (e.g., galvanized pipes, knob-and-tube wiring, asbestos, oil tanks)
- Ceiling height and size of windows



STEP 7. MAKING AN EDUCATED OFFER

Guelph is a growing community that is experiencing high demand. When you find a home that ticks all your boxes, we'll put together our best offer and cover all the key elements:

- **Price** — What you decide to offer depends on the amount of your pre-approved mortgage and where your “sweet spot” is. To help you arrive at an informed figure, I'll provide the latest comparators so we know how much similar homes have sold for.
- **Deposit** — How much you offer as a deposit shows your level of commitment.
- **Inclusions and exclusions** — Here, we want to be sure everyone is crystal clear on what you are asking for.
- **Terms and conditions** — Consider any terms and conditions you might want to include. If your offer is conditional on financing, inspection or sale of your current home, we'll talk through how to navigate this.
- **Closing date** — We'll suggest the date you want to take possession of the house. The seller may have an ideal date in mind, or they may be flexible.

Of course, we'll go through everything to make sure you understand it completely before you sign and submit your offer.

We can also consider including a personal note to accompany your offer.

“*Aimée is one of the best real estate agents we have worked with. Patient, understanding and firm on her commitment to clients.*

— Laura Greenway-Balnar

STEP 8. FULFILLING ANY CONDITIONS

Once your offer is accepted, you'll need to provide a deposit cheque within 24 hours to the listing brokerage.

If the offer was conditional on an inspection, we will arrange that. The inspection is a great opportunity for you to learn about the home. If it reveals things that need fixing, we may ask for an amendment to the offer.

If the offer was conditional on financing, we will ensure your broker or bank has all the information they need to secure the required funds.



STEP 9. CLOSING THE DEAL

Once the offer has been finalized and accepted, we'll send all the documents to your lawyer . They'll then ensure that they have everything they need to complete their tasks before closing date.

In the weeks leading up to closing, we may request a walk through or two of the home. This is when the fun begins! You start to envision this home as your own and take any measurements you may need as you prepare to move in.

Meanwhile, there are a few key things you'll need to do:

- **finalize your mortgage**
- **arrange home insurance**
- **book a mover (keep in mind you may not get possession of the house until late afternoon of your closing day)**
- **contact the local utilities to set up accounts for services like electricity, water, gas, cable and internet, and activate them on your closing day**

Your lawyer will prepare the final paperwork a few days in advance of the closing day. On the day itself, they will transfer your mortgage funds, deposit your cheque and register the property deed at the Land Registry Office. That's when you'll get the keys and officially take possession of your new home. Closing can happen anytime between 9 a.m. and 6 p.m.

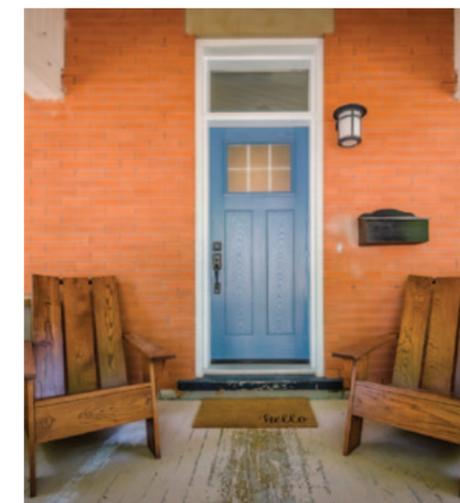
STEP 10. ENJOYING YOUR NEW HOME

Congratulations! It's always a thrill to see a client step into their new house.

Once you get the keys to your new home, it is important to walk through your home and ensure everything is in good order. Also, make sure the seller has left any items you'll need like the mailbox key or garage door opener.

Once you're settled in, I'll follow up to see if there are other ways I can help. For example, if you need any trusted tradespeople or service professionals, I can suggest names. Otherwise, it's time to get busy unpacking all those boxes!

And if you have questions at any time, I am here to assist you!





About Coldwell Banker

When you choose to work with me and my team of professionals, you're also choosing to work with Coldwell Banker: a highly respected global real estate company with 93,000 agents in 47 countries. In Guelph, Coldwell Banker Neumann has been part of the community since 1973. Our office boasts more than 75 realtors and the highest sales volume in the area.



“*Aimée has distinguished herself within our industry by understanding and acting always in her clients' best interests. This dedication to her client and craft, accompanied by her collaborative sales process, has earned her recognition both locally and nationally.*

— Stephen Foti, Broker of Record, Coldwell Banker Neumann Real Estate



A CITY OF NEIGHBOURHOODS

ST. GEORGE'S PARK

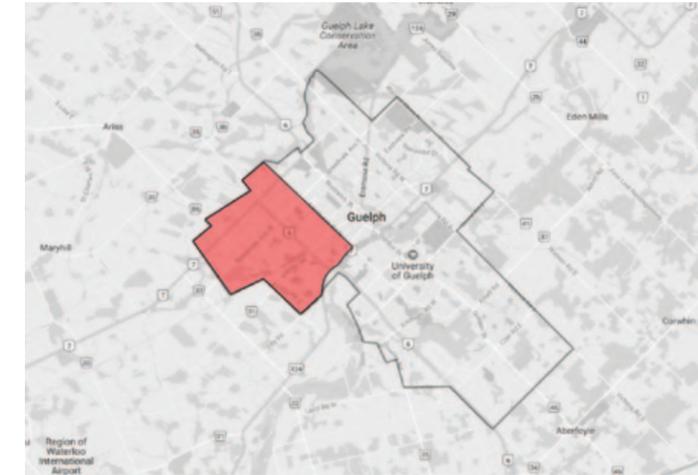


Located just northeast of downtown, this is Guelph's most prestigious neighbourhood. Along the Speed River you'll find waterfront properties. Up the hill are a plethora of historic mansions once home to the city's wealthy industrialists. Queen Street is known as "millionaires' row". Venture a little further northeast, however, and you'll find very attractive, affordable post-war bungalows and 1.5 storey homes.

The focal point of this neighbourhood is St. George's Park, featuring tennis courts, a basketball court, an outdoor ice rink and playground, shaded by majestic trees. Residents regularly gather here for Easter egg hunts, Christmas carolling and an annual 'Georgestock' community party.

Supermarkets, drug stores and other amenities are close at hand on Eramosa Road, while all the attractions of downtown are a stroll away, over the historic footbridge spanning the Speed River.

WILLOW WEST • SUGARBUSH • WEST ACRES • ONWARD WILLOW



These neighbourhoods in northwest Guelph are some of the city's most diverse. Today, this established area is seeing many changes as more people update and renovate their homes.

Here you'll find opportunities to buy spacious detached homes with ample parking near the western edge of Guelph or townhomes and semi-detached homes in the Onward Willow area. It's all within easy reach of the Hanlon Expressway and Highway 7 West, making this a great option for commuters to Kitchener-Waterloo.

There's plenty of shopping nearby, with supermarkets, a drug store and a variety of other retailers along Silvercreek Parkway, a Costco on Elmira Road and the Zehrs Plaza at Paisley and Imperial.

The West End Recreation Centre features a pool, arena, gymnasium and library. Local parks offer a variety of facilities, including tennis courts, soccer fields and a cricket pitch in Margaret Greene Park, plus basketball courts, a skateboard park and a splash pad at Norm Jary Park. Meanwhile, active neighbourhood groups organize events, programs and services, including PD-day camps, after-school programs and summer camps.



SCHOOLS

- John Galt Public School
- King George Public School (French)
- John F. Ross High School (English/French)
- St. James Catholic High School



HIGHLIGHTS

- St. George's Park - 5 tennis courts, play structure, basketball courts & community ice rink
- Georgestock - music night and community party (July)



NEIGHBOURHOOD GROUP

- <https://www.facebook.com/SGPNG/>



SCHOOLS

- John Galt Public School
- Mitchell Woods Public School
- Taylor Evans Public School (English/French)
- Westwood Public School
- Willow Road Public School (English/French)
- St. Francis of Assisi Catholic School



HIGHLIGHTS

- Winterfest (February)
- Onward Willow Spring Marketplace & Fair (June)
- West Willow Village Fall Fair (September)



NEIGHBOURHOOD GROUP

- onwardwillow.ca
- [Parkward Gardens](http://ParkwardGardens.com)
- westwillowvillage.ca

RIVERSIDE PARK • NORTH VICTORIA



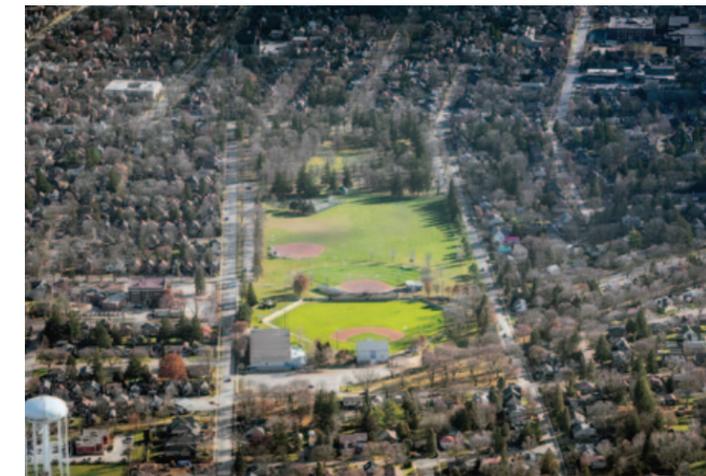
Northwest Guelph offers quiet, established neighbourhoods and newer subdivisions popular with young families.

South of the Guelph Country Club, you'll find generously sized lots with mature tree-lined streets. Meanwhile, east of Victoria Road, you'll find townhomes, semis and singles in a neighbourhood that continues to expand and evolve, attracting lots of younger families.

Enjoy quick and easy access to many shops in this area: including some of your favourite big-name stores along Woodlawn Road (Walmart, Canadian Tire, Home Depot and Home Sense, plus a FreshCo on Speedvale Avenue).

There is no shortage of recreational activities here. The famous Riverside Park on the banks of the Speed River has something for everyone. Sports minded? The Guelph Lake Sports Fields boast soccer pitches, ball diamonds and football fields. Hikers and cross-country skiers will enjoy the trails on the extensive grounds of the Ignatius Jesuit Centre (a novitiate founded in 1913), where you can also rent seasonal garden plots. Local neighbourhood groups offer everything from a collective kitchen to Zumba classes and kids' camps. Meanwhile, the Evergreen Seniors Community Centre provides a wide variety of programming for Guelph residents 55 and older.

EXHIBITION PARK



This is one of Guelph's most sought-after neighbourhoods: an oasis of calm and green just steps to downtown. Here, you'll find mature trees, century-old homes and an active community association that organizes events like the "living advent calendar", family dances, picnics and Winterfest activities.

Bordered on the east by the Speed River and the Trans Canada trail and on the west by the attractive grounds of St. Joseph's Health Centre, this is an area dominated by turreted mansions, gracious Victorian two-storeys and stone cottages, as well as exciting new townhome developments like Exhibition Mews.

Of course, the heart of this neighbourhood is Exhibition Park itself. This was once an exhibition ground and racetrack built in 1871 on the northern border of the city. It now houses a naturalized playground, a hockey arena, playing fields, baseball diamonds, tennis courts and more.

Living here puts you within walking distance to all the amenities of downtown, as well as popular neighbourhood spots, amazing bakeries and quaint restaurants and the picturesque ruins of Goldie Mill.



SCHOOLS

- Brant Avenue Public School
- June Avenue Public School (French)
- Waverley Drive Public School
- St. Patrick Catholic School
- Trillium Waldorf School
- Resurrection Christian Academy



HIGHLIGHTS

- New Year's Eve fireworks at Riverside Park
- Multicultural Fest at Riverside Park (June)
- Tea 'n' Tales - Storytelling at Riverside Park (Fridays in Summer)
- Canada Day festivities at Riverside Park
- Ribfest at Riverside Park (August)



NEIGHBOURHOOD GROUP

- www.brantave.org
- North Riverside Group



SCHOOLS

- Victory Public School
- Our Lady of Lourdes Catholic High School



HIGHLIGHTS

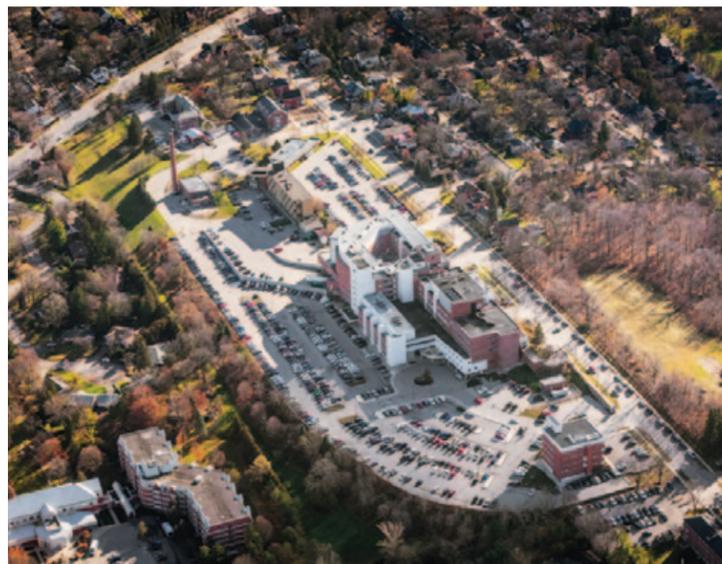
- Creativity Picnic at Exhibition Park (June)
- Dance Fest performance at Exhibition Park (June)
- Thanksgiving Day Race at Exhibition Park (October)
- Saturday night adult skating at Exhibition Park (Nov to March)
- Living Advent Calendar (December)
- Great Boxing Day Battle at Exhibition Park (December)



NEIGHBOURHOOD GROUP

- Exhibition Park Neighbourhood Group - epng.ca

GENERAL HOSPITAL



Just north of downtown, on the hill overlooking the Speed River, you'll find larger homes built in the 20s, 30s and 40s. This area, beside the beautiful grounds and historic buildings of the Homewood Health Centre, is a perfect place to put down roots and raise a family.

North and east of Guelph General Hospital are more modest single-family homes from the 50s and 60s. Most are solidly built bungalows, with a scattering of two-storey and storey-and-half houses, making this a great choice for first-time buyers and empty nesters.

You'll find shopping and many amenities along Eramosa and Speedvale, including supermarkets, drug stores and the Bullfrog Mall Library. Several neighbourhood parks offer playgrounds, and there are tennis/pickleball courts and ball diamonds at Skov Park. Meanwhile, downtown is just a walk or short drive away.

Poke around and you'll find hidden treasures – like Creativity Greenhouse, the Ballroom Class dance studio and Gryphon Gardens, a 3/4 acre garden that produces day lilies, open to the public on summer weekends.



SCHOOLS

- Edward Johnson Public School (French)
- Ottawa Crescent Public School
- Holy Rosary Catholic School
- Resurrection Christian Academy



HIGHLIGHTS

- Summer's Night Classical 5k (July)
- Gryphon Gardens (summer weekends)
- P.D. days and summer art camps at Creativity Greenhouse

THE JUNCTION



This is one of Guelph's most sought-after neighbourhoods: an oasis of calm and green just steps to downtown. Here, you'll find mature trees, century-old homes and an active community association that organizes events like the "living advent calendar", family dances, picnics and Winterfest activities.

Bordered on the east by the Speed River and the Trans Canada trail and on the west by the attractive grounds of St. Joseph's Health Centre, this is an area dominated by turreted mansions, gracious Victorian two-storeys and stone cottages, as well as exciting new townhome developments like Exhibition Mews.

Of course, the heart of this neighbourhood is Exhibition Park itself. This was once an exhibition ground and racetrack built in 1871 on the northern border of the city. It now houses a naturalized playground, a hockey

arena, playing fields, baseball diamonds, tennis courts and more.

Living here puts you within walking distance to all the amenities of downtown, as well as popular neighbourhood spots, amazing bakeries and quaint restaurants and the picturesque ruins of Goldie Mill.

Meanwhile, the local neighbourhood group organizes annual events like the Porchfest community music festival, Winterfest and an Earth Day cleanup.



SCHOOLS

- Paisley Road Public School (English/French)
- St. Joseph Catholic School
- Guelph Collegiate Vocational School



HIGHLIGHTS

- Earth Day Clean-up (April)
- Porchfest Community Music Festival (August)
- Terry Fox Run (September)
- Community Garden Festival (September)
- Winter Windows neighbourhood displays (December)



NEIGHBOURHOOD GROUP

- <https://www.junctionng.wordpress.com>

DOWNTOWN



Downtown Guelph lies close to the site where John Galt chopped down a maple tree in 1827, establishing a new city at the confluence of the Speed and Eramosa rivers. Today it is a vibrant city centre packed with unique shops, restaurants and nightlife and a mix of historic and modern architecture, all overlooked by the Basilica of Our Lady, a National Historic Site.

Whether you're a young professional, a parent with a growing family or a retiree, you'll find lots of housing options within an easy stroll of downtown. Choose from modern condo towers, historic buildings converted into lofts and townhomes, or a variety of single-family homes (many more than a century old).

Proximity to the train station and bus station make this an appealing neighbourhood for commuters, but downtown has an abundance of attractions to keep you entertained in your leisure time.

Skate or splash at the Market Square water feature outside City Hall. Get your weekly vegetables at the Saturday Farmers' Market, see a show at the River Run Centre, catch some stand-up comedy at the Making Box or watch a game at the Sleeman Centre.

There are also many parks within easy reach, Royal City Park along the Speed River, the historic Goldie Mill ruins and family-friendly Sunnycroft Park, where movie nights, BBQs and crokicurling tournaments take place.



SCHOOLS

- Central Public School
- Guelph Collegiate Vocational Institute
- St. John Bosco Secondary School
- Guelph Montessori School



HIGHLIGHTS

- Guelph Farmers' Market (Saturdays year round)
- Fourth Fridays culture crawl (4th Friday of each month, year round)
- Free Skating at City Hall (seasonal)
- Friday noon hour concerts on Quebec St. (June)
- Art on the Street on Quebec St. (June)
- Guelph Jazz Festival at Market Square (September)
- Santa Claus Parade (November)

ST. PATRICK'S (THE WARD)



Known locally as "the Ward", St. Patrick's is bordered on the south by the Eramosa River and on the west by the Speed River. Many industries were lured here by free land in the early 20th century, while workers bought homes nearby.

The area attracted many Italian immigrants from the 1900s onwards and still retains a strong Italian flavour. Today, many young professionals and families have moved into this traditionally blue-collar neighbourhood within walking distance of downtown.

You'll find single-family homes here in all shapes and sizes, along with a mix of small businesses and exciting new condo developments like the Metal Works, Biltmore Factory Towns and the Mill Lofts (a converted textile factory).

There's no shortage of things going on in The Ward. The Two Rivers

Neighbourhood Group puts on regular potlucks, movie nights, food markets, classes, a kids' club and an annual post-Halloween "pumpkin promenade".

Catch a play at the Guelph Little Theatre, take a movie at ED Video, grab a beer at Royal City Brewery or sip gin at Spring Mill Distillery, located in a historic grist mill. Splash around in the Lyon's Park outdoor pool, or flex your moves at The Guelph Grotto Climbing Gym.



SCHOOLS

- Sacred Heart Catholic School
- St. James Catholic High School
- John F. Ross Collegiate Vocational Institute



HIGHLIGHTS

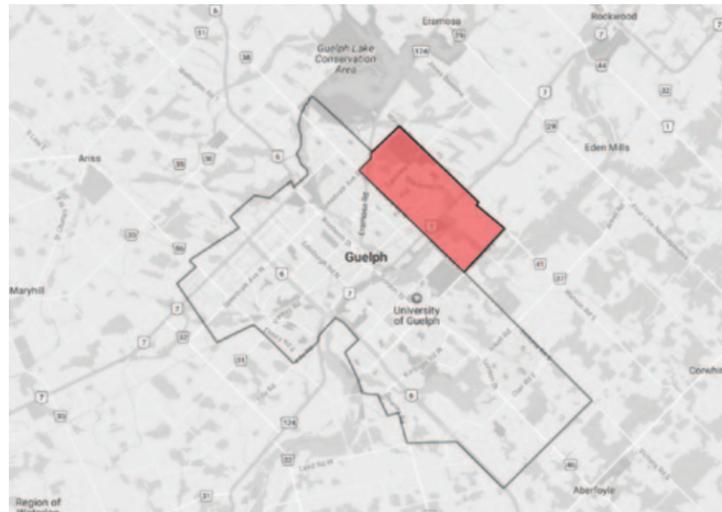
- Outdoor swimming at Lyon Leisure Pool (June-September)
- Pumpkin Promenade parade and jack-o'-lantern display (November)
- Free Food Fridays (Neighbourhood Group)



NEIGHBOURHOOD GROUP

- <https://www.tworiversng.ca>

GRANGE ROAD • YORK ROAD



Guelph's family-friendly east end offers an affordable mix of townhomes, condos, and older and newer detached homes with good access to Highway 7 East and the 401.

Amenities include the Victoria Road Recreation Centre (with two ice rinks and three pools) and the East Side Library, while the Guelph Lake Sports Fields are within easy reach. Eastview Community Park offers playing fields, a playground (coming in fall 2019) and a new community room.

This is an area that attracts families looking for work-life balance and plenty of time outdoors. Enjoy access to walking trails and parks, as well as views of rural fields at the edge of town. Wander past the ponds at the former Correctional Centre on York Road or explore Guelph's former Eastview Landfill Site, currently being transformed into a unique

wildflower-filled "Pollinator Park" with an extensive trail system.

The neighbourhood group runs programs for preschoolers and school-aged kids, including summer camps. And although shopping options here are currently limited, that's poised to change with the approval of new mixed-use spaces at York and Victoria and at York and Watson.



SCHOOLS

- Ken Danby Public School
- William C. Winegard Public School
- Holy Trinity Catholic School
- St. Johns Catholic School
- St. James Catholic High School



HIGHLIGHTS

- Outdoor swimming at Lyon Leisure Pool (June-September)
- Pumpkin Promenade parade and jack-o'-lantern display (November)
- Free Food Fridays (Neighbourhood Group)



NEIGHBOURHOOD GROUP

- Grange Hill East Neighbourhood Group

OLD UNIVERSITY • DOVERCLIFFE PARK



This established neighbourhood just north and west of the University of Guelph boasts a mix of older, larger homes and student accommodation. You'll find single-family homes in the heart of Old University and more affordable townhomes west of Edinburgh. Mature trees, a central location and walkability are the big draws here. To the north, stroll to the Royal Recreation Trail, the famous covered bridge (one of only two in Ontario) and The Boathouse, where you can rent canoes, grab an ice-cream cone or enjoy afternoon tea. Beyond that lies downtown with its unique restaurants and stores. To the south, you have Stone Road Mall, grocery stores, an LCBO and various big box retailers.

Other local amenities include the Cutten Club golf course, Scottsdale Library and Centennial Park, which features an arena, a soccer dome,

tennis courts and ball diamonds. And, of course, you're just a skip from the Arboretum and the University of Guelph campus - one of the city's main landmarks, known for its impressive stonework and architectural design. Thanks to the university, you'll also enjoy access to well-serviced bus routes and all kinds of on-campus events.



SCHOOLS

- John McCrae Public School
- École Élémentaire L'odyssée
- Priory Park Public School
- Mary Phelan Catholic School
- École Élémentaire Catholique Saint-René-Goupil
- Cornerstorn Christian School
- Guelph Community Christian School
- Meezan School (Muslim)
- Royal City Montessori Academy



HIGHLIGHTS

- College Royal at the University of Guelph (March)
- The Guelph Potters Market (May)
- Afternoon Teas at John McCrae House (summers, Tuesday - Sunday)
- Moonlight Dancing (Latin & Ballroom) at Royal City Park (June - August)

KORTRIGHT HILLS • KORTRIGHT WEST • KORTRIGHT EAST



South End Guelph offers established, family-focused neighbourhoods of generously sized detached homes, most built in the 1980s and 90s, plus a number of hip new condo developments aimed at young professionals.

This is a great choice for commuters, offering easy access to the Hanlon Expressway and the 401. In addition to enjoying the modern amenities in these newer homes, you'll also have access to convenient shopping nearby, including Stone Road Mall and Hartland Plaza, plus attractions like the YMCA-YWCA, the Athletic Club, the Pergola Commons movie theatre and the Victoria Golf Course.

The Kortrights offer lots of opportunities for active recreation. All three neighbourhoods boast a plethora of parks and trails — including the 27-hectare Hanlon Creek Conservation Area — with many homes backing

onto greenspace.

There are a variety of playing fields, ball diamonds and outdoor ice rinks in local parks, as well as popular splash pads at Hanlon Creek Park and Jubilee Park. Meanwhile, neighbourhood groups offer after-school clubs and a “garden fresh box” program.



SCHOOLS

- Arbour Vista Public School (French)
- Fred A. Hamilton Public School (French)
- Jean Little Public School
- Kortright Hills Public School
- St. Michael Catholic School



HIGHLIGHTS

- Kortright Hills Eggstravaganza (Easter season)
- Hanlon off leash dog park



NEIGHBOURHOOD GROUP

- Kortright Hills Group
- Rickson Ridge Neighbourhood Group

PINERIDGE • WESTMINSTER WOODS • CLAIRFIELDS



These are newer developments in Guelph's south end with excellent accessibility to the 401. You'll find a mix of housing options here: detached homes, townhouses and mid-rise condos, attracting young families and students alike.

Many have been built with new urbanism principles in mind. The roundabouts, boulevards and parkettes create an attractive, walkable streetscape where kids can play and it's easy to meet your neighbours. You'll find lots of convenient shopping and amenities at Clair and Gordon: three grocery stores, a drug store, an LCBO, the Westminster library branch, a movie theatre and more.

There are all kinds of interconnected trails and parks to explore here, including the expansive Hanlon Creek Conservation Area, where deer are a common site. And with so much greenspace scattered throughout, it's easy to find homes that back onto nature.

The Larry J. Pearson Baseball complex and future South End Recreation Centre are just off Clair Road, while the fully accessible South End Community Park features a splash pad and a sand pit where kids can dig for “dinosaur bones”. If you're a golfer, you'll appreciate having the Springfield Golf & Country Club just down the road.



SCHOOLS

- Sir Isaac Brock Public School
- Westminster Woods Public School
- St. Paul Catholic School
- St. Ignatius of Loyola Catholic School
- Bishop Macdonell Catholic High School



HIGHLIGHTS

- Westminster Woods Community BBQ (September)



NEIGHBOURHOOD GROUP

- Hanlon Creek Facebook group

I welcome the opportunity to speak with you.

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