

Aimee Pullon
REAL ESTATE



27 Karen Ave., Guelph ON

KORTRIGHT WEST NEIGHBOURHOOD



27 Karen Ave.

Welcome to 27 Karen Avenue in the highly sought after Guelph neighbourhood of Kortright West.

This property sits proudly on a large corner lot and has been lovingly updated and cared for. This side split offers an open concept layout with the living room overlooking the front yard and the dining room overlooking the backyard.

The living room has a lovely large window that allows plenty of natural light in thorough-out the day and offers unobstructed views. The dining room has direct access to the deck which makes for a perfect place to enjoy dinner outside when the weather allows.

The kitchen has been professionally updated and has a good sized island. The kitchen offers plenty of storage and counter space. A few steps down from the kitchen is the gracious family room. This family room has a gas fireplace and a large patio door that allows for direct access to the backyard. Accompanying this floor is two piece bathroom. There is hardwood throughout the main floor and the second floor.

Upstairs there are three good sized bedrooms. Each have their own closet and each room is generous in space and layout. This floor shares a large 5piece bathroom that has been updated.

The lower level has been professionally renovated (by Rammik) and hosts another family room, a (fourth) bedroom and a three-piece bathroom. Accompanying this level is the laundry room. The exterior of this home is meticulous; from the roof to the well manicured large, private yard.

This is a generous sized corner lot which makes this property feel so private; the frontage is 78.45 feet and the depth is 128.70 feet. If you are looking for a turn-key home in this fabulous neighborhood; be sure to book your private viewing of this lovely home.

 4
  3
  1635.60 Sq Ft.
  2
  + 6
 



MAIN FLOOR





MAIN FLOOR



SECOND FLOOR



BASEMENT

27 Karen Ave, Guelph, ON

Main Building: Total Exterior Area Above Grade 1635.60 sq ft



Main Floor
Exterior Area 944.75 sq ft



2nd Floor
Exterior Area 690.85 sq ft



Basement (Below Grade)
Exterior Area 596.33 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/04/25



View the virtual tour of this property

https://youriguide.com/27_karen_ave_guelph_on/



ABOUT THE NEIGHBOURHOOD

KORTRIGHT WEST • KORTRIGHT EAST • KORTRIGHT HILLS

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



NEIGHBOURHOOD GROUPS

- Kortright Hills (www.infrastack.com/khng)
- Rickson Ridge Neighbourhood Group
(<https://www.facebook.com/groups/495225713964746/>)



SEASONAL EVENTS

- Kortright Hills Eggstravaganza (Easter season)



PERSONALIZED & PROFESSIONAL REAL ESTATE SERVICES

c: 519.546.4665 e: aimee@puthon.com w: aimeeputhon.com

Aimée Puthon, Sales Representative, (BA.H, ABR, SRS, SRES, CLHMS)



COLDWELL BANKER NEUMANN REAL ESTATE
824 Gordon Street, Guelph ON N1G 1Y7 519.821.3600

*This is not intended to solicit properties that are currently listed for sale.