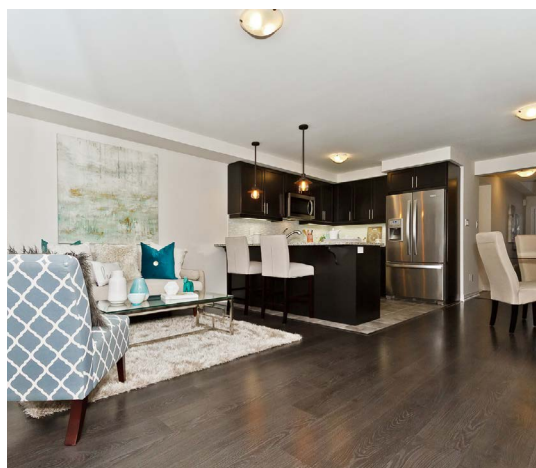
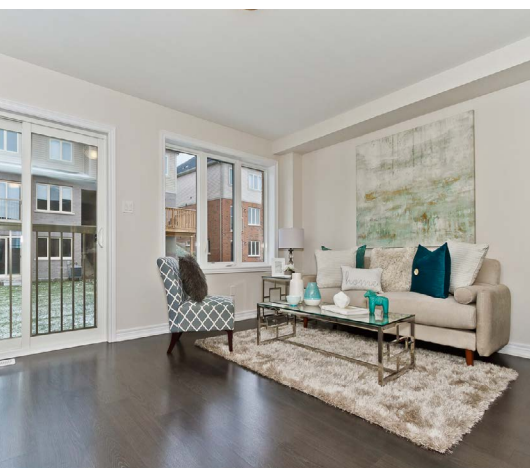
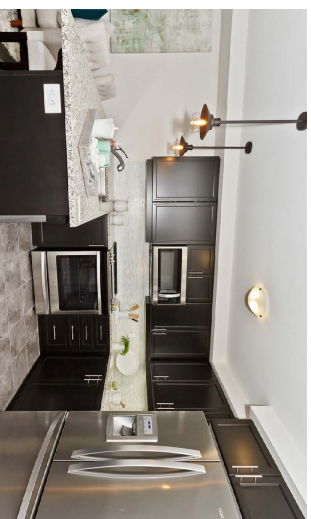
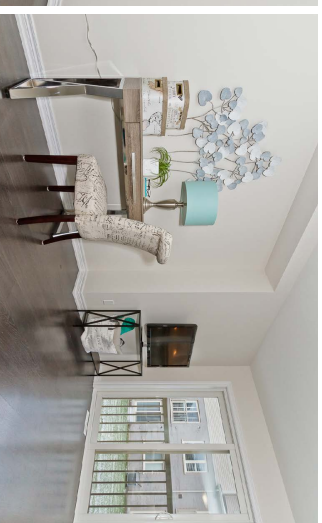


38 SKINNER DRIVE

GUELPH, ONTARIO





38 SKINNER DRIVE | GUELPH, ONTARIO

Welcome to 38 Skinner Dr - a newly built freehold townhouse by Marycroft Homes in Guelph's developing East End. You'll love the high quality finishes and thoughtful interior layout of this well-designed, comfortable and stylish home.

FEATURES:

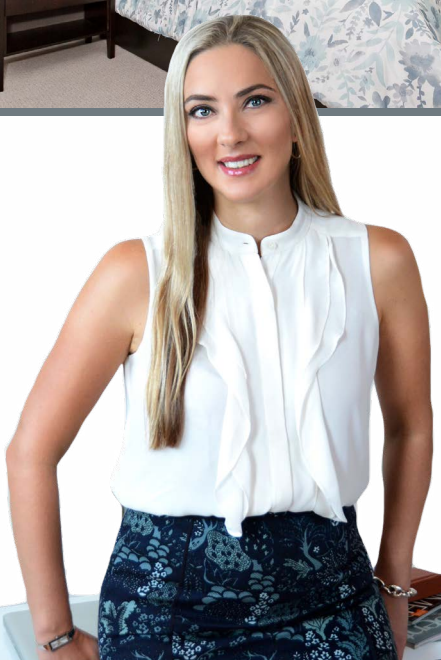
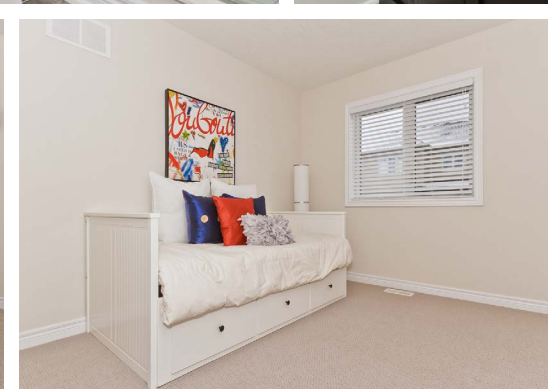
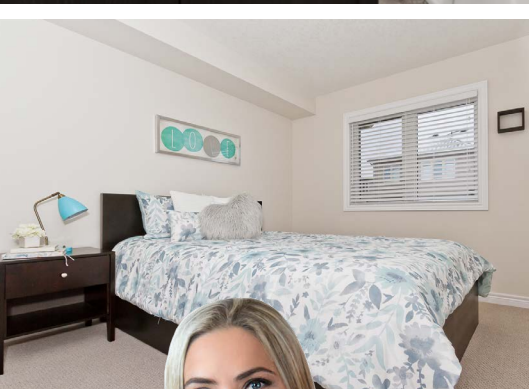
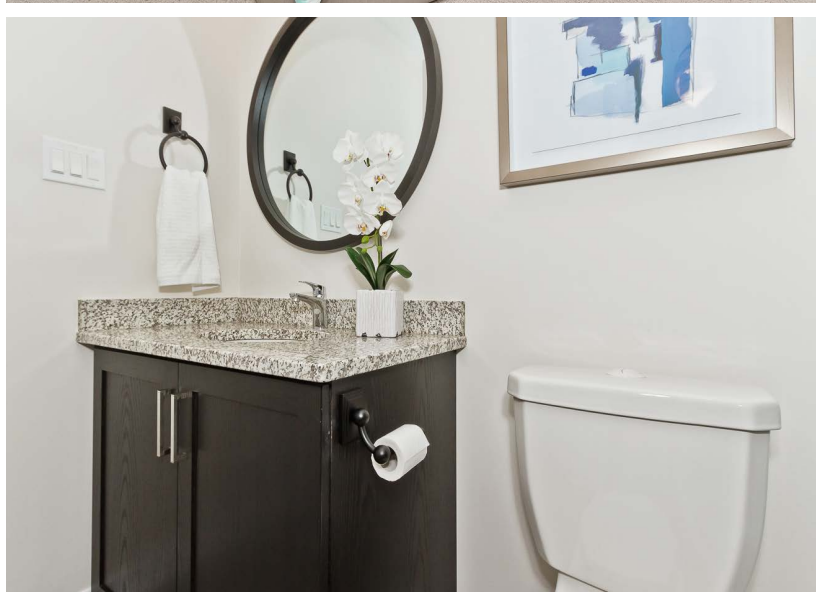
- Upgraded 'Applewood' model with 3 bedrooms, 2.5 baths and 1487 sq ft of interior space + basement
- Approximately 6 month new home includes balance of Taron New Home Warranty
- Bright entrance foyer with two storey open to above feature
- Upgraded laminate flooring through the main floor principal rooms
- Chef's style kitchen with espresso full height shaker cabinetry, contemporary hardware, designer pendant light fixtures, granite counters, breakfast bar, double under-mount sinks, designer glass mosaic tile backsplash and upgraded Whirlpool stainless steel appliance package
- Spacious open concept great room and dining room with ample space for entertaining
- Walk out to a nicely sized backyard from the great room
- Upgraded oak staircase and pickets in dark espresso stain along with an upgraded berber carpet runner and broadband upstairs
- 3 generously sized bedrooms including the master bedroom - featuring a large walk in closet, sitting area and modern 3 piece en-suite bath with oversized walk-in shower
- 2nd Bathroom upstairs features a soaker tub, granite counters and designer décor
- Convenient 2nd floor laundry with upgraded Whirlpool front loading washer and dryer
- Well laid out basement with a rough in for a 3 piece bath allows for endless future opportunities
- Service breezeway direct from garage to the rear yard
- Parking for 3 cars: single car garage parking + long driveway can park 2 additional cars
- Hot water tank rental at \$47.47/month
- Energy saving features above and beyond Ontario Building Code base standard requirements

Property taxes not yet assessed.

Purchase includes: Whirlpool stainless steel counter depth French door fridge, s/s ceran electric range, s/s dishwasher, s/s microwave/range hood, Whirlpool white front loading washer, dryer, light fixtures, window coverings where laid.

Be one of the first to enjoy this expanding location and exciting site-plan in the 'Home Town' by Marycroft Homes community. Enjoy a brand new public library, nearby recreational facilities along with a community park and commercial shopping area coming soon. You're only a few minutes away to exciting Downtown Guelph, University of Guelph and Guelph General Hospital. Welcome home!





Tanya Crepulja

Broker

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TC the **TANYA CREPULJA** TEAM
keeping it **RE**al

TCteam.ca

For additional pictures & property info please visit:

www.38SkinnerDr.com

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MASTER CERTIFIED NEGOTIATION EXPERT

All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams Realty Solutions, Brokerage. All measurements are approximate.