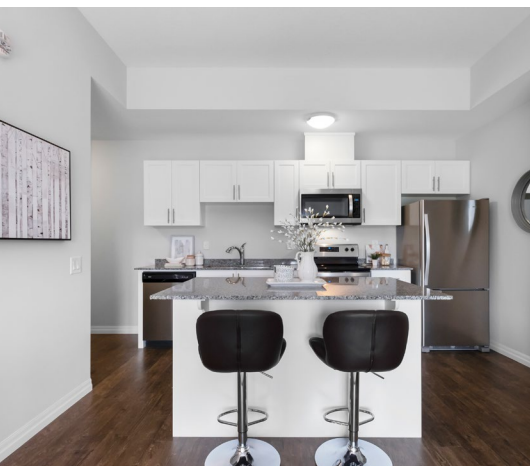


# 35 KINGSBURY SQUARE, SUITE 404

GUELPH, ONTARIO





# 35 KINGSBURY SQUARE, SUITE 404 | GUELPH, ONTARIO

Gorgeous top floor suite at 'The Kingsbury' located in Guelph's desirable Westminster Woods neighbourhood. A perfect place for a first time buyer or investor! Welcome home to 35 Kingsbury Sq, Suite 404 | Guelph

## FEATURES:

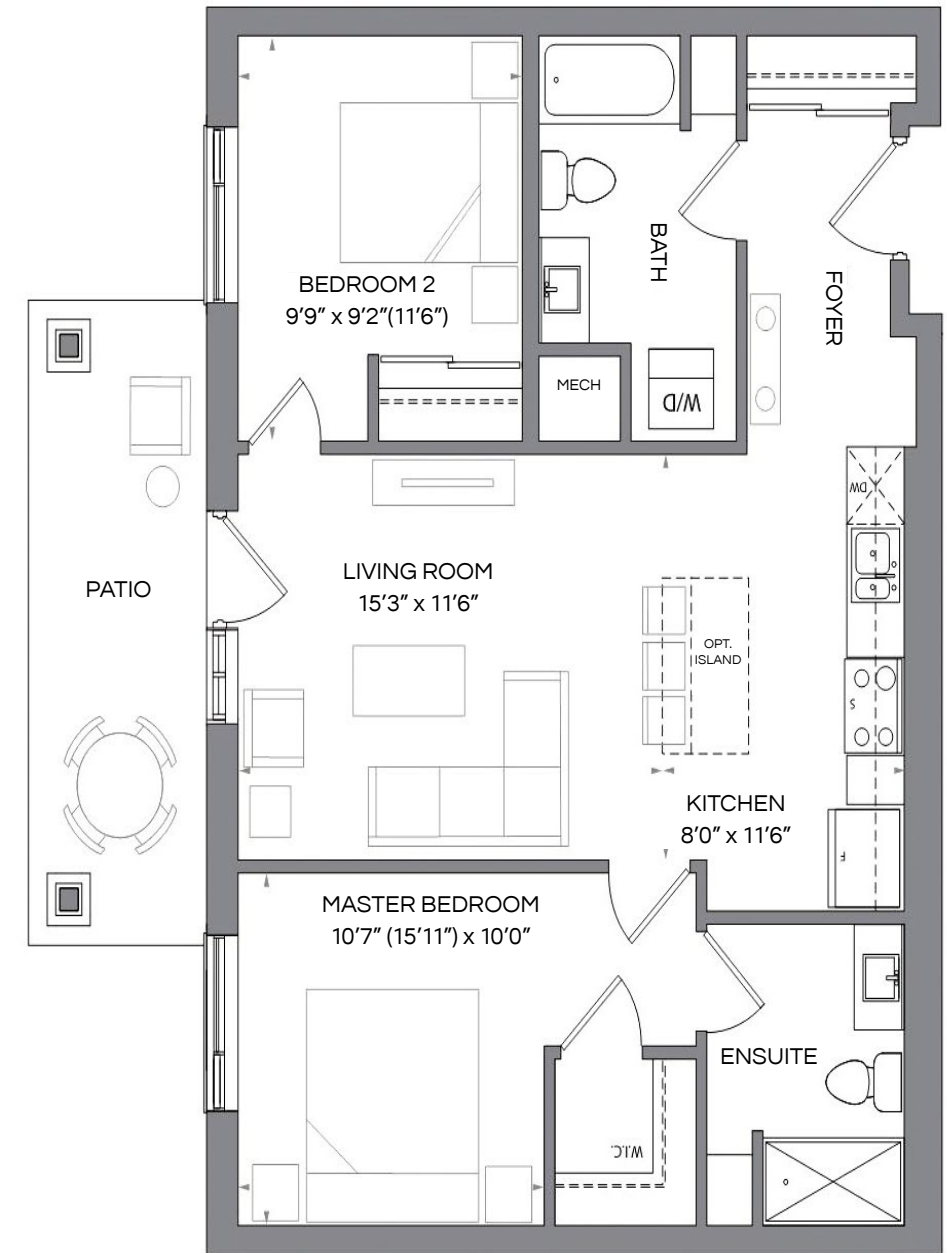
- 'The Louis' floor plan with 2 bedrooms, 2 baths in 881 sq ft + 102 sq ft balcony
- Soaring 10 foot ceiling height and floor to ceiling windows
- Peaceful views from the private balcony with unobstructed views
- Open concept layout offers a spacious great room with ample space to relax or entertain
- Luxury vinyl wide plank flooring throughout
- White kitchen with shaker cabinetry, stainless steel appliances, tons of counter space, granite counter tops and centre island with breakfast bar seating
- Split bedroom layout for privacy
- Bright Primary bedroom with large walk-in closet and 3 piece ensuite bath with walk-in shower and additional storage
- Spa-like bathrooms in neutral colour palette
- Upgraded front loading washer & dryer
- 1 parking spot & storage locker included

Maintenance fee of \$252.68 excludes utilities. Property taxes \$3278.70/2021

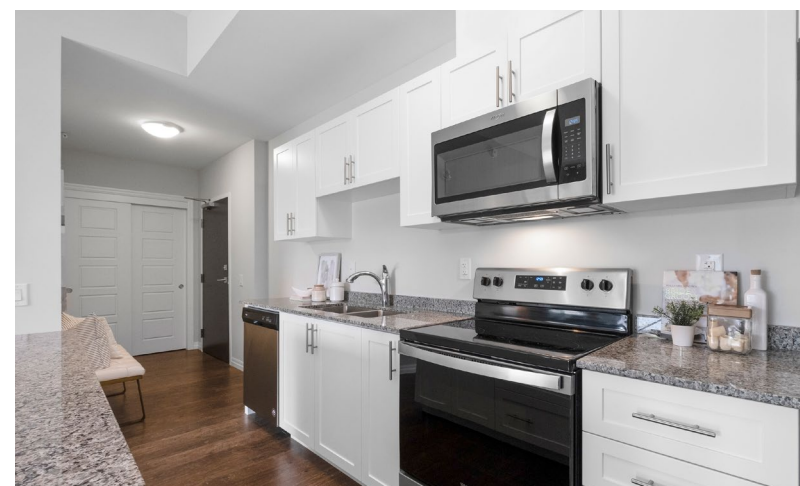
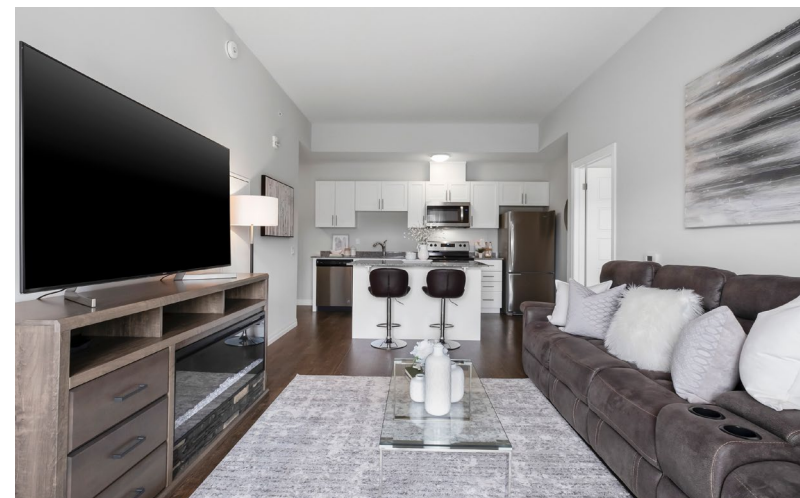
Purchase includes: all appliances: stainless steel fridge, microwave/range-hood, stove, dishwasher, front loading washer/dryer, all electrical light fixtures, parking & storage locker. Excludes window drapes/curtains.

This stylish condo is the final phase and crown jewel of Reid's Heritage Homes master planned Westminster Woods community. Beautifully designed with classic brick and stone exterior and with modern and stylish interiors, this suite has a lot to offer at a tremendous value!

You will love the convenience of this new neighbourhood with so many amenities nearby including Zehrs, Longos, numerous restaurants, big box stores, walking trails, golf courses and you're less than a 10 minute drive to University of Guelph. Getting around elsewhere in the GTA is a breeze as you're conveniently located within 40 minutes from Toronto, Hamilton and all major nearby municipalities.



**Total Area**  
 983 Square Feet  
 (C3 Barrier Free Complaint)  
 C1, C3, C5 Suite 881 Square Feet  
 Terrace 102 Square Feet







**TANYA CREPULJA**  
BROKER

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For additional pictures & property info please visit:  
[www.35KingsburySqUnit404.com](http://www.35KingsburySqUnit404.com)

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PLATINUM WINNER

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 Real Estate Associates, Brokerage. All measurements are approximate.