

\$798,900 - D307 - 71 Bayberry Drive, Guelph (village By The Arboretum)

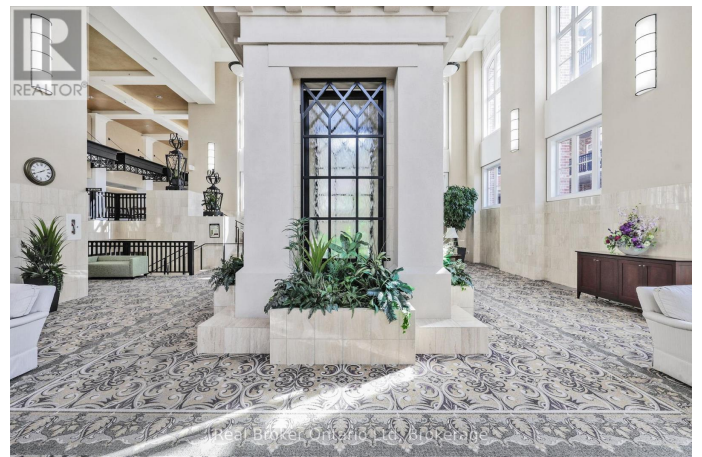
MLS® #X12457595

\$798,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Village By The Arboretum, Guelph (village By The Arboretum), Ontario

Experience the best of the Village by the Arboretum in this exceptional residence. Unit D307 is the largest floor plan in the Hampton & Wellington buildings, offering unobstructed views over the Arboretum that fill the home with morning light and spectacular sunrises, a rare vantage point that feels peaceful, open, and connected to nature. Immaculately maintained and well-governed, the Hampton & Wellington condos feature refined common spaces including a sunny grand foyer, a rooftop terrace with community BBQs, and a welcoming social atmosphere that makes residents feel right at home. This 1,604 sq.ft. open-concept suite impresses with its generous layout, spacious rooms, and private guest suite. The upgraded kitchen features granite countertops, extensive cabinetry, and premium appliances - Viking gas cooktop and oven, Fisher Paykel fridge, Miele dishwasher, plus an additional under-counter freezer. The large breakfast area is bright and inviting, with calming views of the treetops beyond. The expansive living and dining area is perfect for entertaining or quiet evenings, framed by floor-to-ceiling windows that showcase the view. Step outside to your 100 sq. ft. open balcony, a peaceful perch overlooking the protected Arboretum Reserve. The primary suite offers double-door entry, a walk-in closet with built-in shelving and drawers, and a



beautifully updated ensuite. A premium oversized parking space and 6x16 ft locker complete the package. The Village Centre clubhouse is the vibrant heart of this 55+ community, offering resort-style amenities including a pool and hot tub, fitness room, library with fireplace, and a variety of spaces for music, crafts, and social gatherings. Outdoor features include gardens, tennis and bocce courts, and even a putting green. With over 90 activity groups and a full calendar of events, theres always something to join, learn, or celebrate. (id:6289)

Essential Information

Listing #	X12457595
Price	\$798,900
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land

Community Information

Address	D307 - 71 Bayberry Drive
Subdivision	Village By The Arboretum
City	Guelph (village By The Arboretum)
Province	Ontario
Postal Code	N1G5K9

Amenities

Amenities	Visitor Parking, Canopy, Separate Electricity Meters, Separate Heating Controls, Storage - Locker
Features	Wooded area, Partially cleared, Flat site, Conservation/green belt, Elevator, Lighting, Balcony, Carpet Free, In suite Laundry
Parking Spaces	1
Parking	Garage, Inside Entry, Underground
# of Garages	1
View	View

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Central Vacuum, Water Heater, Blinds, Cooktop, Dishwasher, Dryer, Freezer, Microwave, Oven, Hood Fan, Washer, Whirlpool, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger

Exterior

Exterior	Brick Veneer, Concrete Block
Exterior Features	Lawn sprinkler
Foundation	Concrete, Block, Poured Concrete

Listing Details

Listing Office Real Broker Ontario Ltd



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