

\$799,000 - 18 Sprucehaven Court, Guelph (village By The Arboretum)

MLS® #X12458706

\$799,000

2 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

One of the most uniquely desirable homes in the sought-after 55+ Village By The Arboretum community. 18 Sprucehaven Court is the Perfect Size Bungalow, On A Quiet Court Backing On To Mature Trees. Very Rare Do Homes With Such A Private Yards Come Available. With 2 Bedrooms And 2 Bathrooms On The Main Level, Including A 5 Pc. Ensuite. The Main Level Also Features 2 Large Living Spaces That Can Accommodate Any Lifestyle, Whether It Be Formal Or Informal. Updated Bathrooms Including Large Stand Up Shower In The Basement 3 Pc. This home provides the space, luxury, and convenience needed to fully enjoy the exceptional active adult lifestyle offered by the Village, including the pool and pickleball amenities. Location just can't be beat as all you have to do is cross the street to gain access to the main club house with a virtual unending list of amenities and activities. Monthly fees are 784.35 (id:6289)

Essential Information

Listing #	X12458706
Price	\$799,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1



Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	18 Sprucehaven Court
Subdivision	Village By The Arboretum
City	Guelph (village By The Arboretum)
Province	Ontario
Postal Code	N1G4X7

Amenities

Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	40 x 90 FT
Foundation	Poured Concrete

Listing Details

Listing Office	Realty Executives Plus Ltd
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