

\$1,599,000 - 36 Harcourt Drive, Guelph (dovercliffe Park/old University)

MLS® #X12476039

\$1,599,000

6 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Dovercliffe Park/Old University, Guelph
(dovercliffe Park/old University), Ontario

Welcome to this spacious and truly unique bungalow in Guelph's highly desirable Old University neighbourhood. This property offers something rare - two homes in one, all above grade. Step through the front door into the main residence, featuring three bedrooms on the main floor and a versatile bonus room that can serve as a playroom, mudroom, or home office, conveniently located between the kitchen and the double-car garage. Original hardwood floors flow through most of the main level, complementing the large kitchen, expansive dining area, and a bright living room with floor-to-ceiling windows. The main home also includes a full basement, offering two additional bedrooms, another full bathroom, laundry facilities, and ample storage space. Now, let's talk about the second home. Added in 2002, this thoughtful addition created a beautiful main-floor apartment - perfect for in-laws, guests, or rental income. This bright, open-concept suite features one bedroom, a full bathroom, a spacious living and dining area with a gas fireplace, custom built-ins by Olympic Kitchens, a full kitchen, and its own laundry. Both homes share a lovely back deck overlooking a serene canopy of trees and established perennials. The backyard also features a powered and drywalled shed - ideal for a workshop or studio. With five bedrooms in the main house plus a one-bedroom suite,



this property offers exceptional flexibility as a multi-generational home, investment property, or home with a dedicated office space. Parking is abundant, with space for two vehicles in the garage and six or more in the driveway. A rare opportunity in one of Guelph's most sought-after neighbourhoods - this is a property you'll want to see in person. (id:6289)

Essential Information

Listing #	X12476039
Price	\$1,599,000
Bedrooms	6
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	36 Harcourt Drive
Subdivision	Dovercliffe Park/Old University
City	Guelph (dovercliffe Park/old University)
Province	Ontario
Postal Code	N1G1J6

Amenities

Amenities	Golf Nearby, Park, Public Transit, Schools, Fireplace(s), Separate Heating Controls
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	3
# of Stories	1

Exterior

Exterior	Brick
Lot Description	100 x 124.8 FT
Foundation	Concrete

Listing Details

Listing Office	Coldwell Banker Neumann Real Estate
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