

*Aimée Pullon*  
REAL ESTATE



35 Queen St., Guelph ON

ST. GEORGE'S PARK NEIGHBOURHOOD

## 35 Queen St.

35 Queen Street is located in one of Guelph's most desired neighbourhoods, St. George's Park. Perched on a hill, overlooking Downtown Guelph, this home is accessible through a charming back laneway.

This stately three-storey red brick home offers seven bedrooms, been updated to be in keeping with the character and charm of the home; a fabulously designed range hood ties in beautifully with the cabinetry and the large kitchen island. At the back of the kitchen is a breakfast area with views to the backyard. This main floor is accompanied by a powder room.

The second floor offers three bedrooms and a living room; the primary is exceptional in size, offering a gracious seating area with views overlooking Downtown Guelph, a large closet and a 5piece ensuite. The other two bedrooms are generous in size and the living room is too and offers backyard views.

On the third floor are four bedrooms that share a 4piece bathroom. Each of the bedrooms has a good-sized closet and unobstructed private views.

The basement is fully finished and offers additional living space, including a gas fireplace, a sauna, and 3piece bathroom.

There is a detached two bay garage with space above that could be finished.

This stately home is located on a property that is unlike any other in the city - it is a once in a lifetime opportunity.

 7
  5
  4597.24 Sq Ft.
  + 2



MAIN FLOOR





SECOND FLOOR PRIMARY BEDROOM



SECOND FLOOR



THIRD FLOOR



BASEMENT



### 35 Queen St, Guelph, ON

Main Building: Total Exterior Area Above Grade 4597.24 sq ft



Main Floor  
Exterior Area 1639.52 sq ft

2nd Floor  
Exterior Area 1643.44 sq ft



PREPARED: 2024/05/24

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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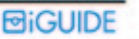
3rd Floor  
Exterior Area 1314.18 sq ft

Basement (Below Grade)  
Exterior Area 1328.16 sq ft



PREPARED: 2024/05/24

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View the virtual tour of this property

[https://youriguide.com/35\\_queen\\_st\\_guelph\\_on/](https://youriguide.com/35_queen_st_guelph_on/)

## ABOUT THE NEIGHBOURHOOD

### ST. GEORGE'S PARK

Located just northeast of downtown, this is Guelph's most prestigious neighbourhood. Along the Speed River you'll find waterfront properties. Up the hill are a plethora of historic mansions once home to the city's wealthy industrialists. Queen Street is known as "millionaires' row". Venture a little further north-east, however, and you'll find very attractive, affordable post-war bungalows and 1.5 storey homes.

The focal point of this neighbourhood is St. George's Park, featuring tennis courts, a basketball court, an outdoor ice rink and playground, shaded by majestic trees. Residents regularly gather here for Easter egg hunts, Christmas carolling and an annual 'Georgestock' community party.

Supermarkets, drug stores and other amenities are close at hand on Eramosa Road, while all the attractions of downtown are a stroll away, over the historic footbridge spanning the Speed River.



#### SCHOOLS

- John Galt Public School
- King George Public School (French)
- John F. Ross High School (English/French)
- St. James Catholic High School



#### HIGHLIGHTS

- St. George's Park - 5 tennis courts, play structure, basketball courts & community ice rink
- Georgestock - music night and community party (July)



#### NEIGHBOURHOOD GROUP

- <https://www.facebook.com/SGPNG/>



**PERSONALIZED & PROFESSIONAL REAL ESTATE SERVICES**

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\*This is not intended to solicit properties that are currently listed for sale.