

This Week's Feature Home - 8 Hartfield Drive

Beautiful homes in such a wonderfully versatile location simply don't go on the market very often (mostly because there aren't very many of them to begin with). Moreover, even though this lovely family bungalow at the edge of the city is perfectly suited to putting your own stamp on it, it's also completely move-in ready, updated and upgraded all over. Built in 1973, this is the first time it's ever been on the market, and the sheer amount of family enjoyment to be drawn from this property makes it clear why.

Though you're indeed at the edge of Guelph, with the downtown core only a few minutes away, this large lot covered in mature trees still affords you all the tranquil, serene advantages of living in the country. That shows especially in the cultivation and improvement of the outdoor space over the years, resulting in some truly magnificent gardens. Multiple rear decks stretch out over the backyard, allowing you to make the most of that space, and to host fantastic summer barbecues and large family gatherings outdoors. In addition to the house's attached garage, there's also a handy storage shed for your gardening and landscaping equipment. The result is a lot that stands out even on a street entirely composed of private, very attractive homes.

As much as the original owners have maintained and improved the outdoor space over the years, it's on the inside where you can really tell how far ahead of the curve they were. The interior is solidly built of plaster construction, and sees almost 1600 square feet on the main floor, all of it carpet-free – handsome hardwood flooring and ceramic tiles throughout. The country kitchen is truly huge and fully updated, serving as an excellent complement to the formal living/dining room, while the very cozy family room and three full-sized bedrooms on this level promote the pinnacle of comfortable, intimate family living. The spacious bathroom has also been totally renovated, and the main-floor laundry room is tremendously convenient.

The lower level is fully finished, and there's more than that to say about the basement. Two rooms down here are currently set up as additional bedrooms, but that arrangement is entirely up to you. There's already a huge rec room, equipped with a charming wood-burning fireplace (though this space is very much open to interpretation as well), so one or both of those extra rooms could easily be turned into a den, a quiet study, a home office, a workshop, or practically anything else you might imagine.

Even with all of those options available, this house is totally ready to be moved into – the owners have even recently redone most of the key elements! The furnace, central air conditioner, and water heater were all replaced in 2018, the roof is only three months old, and almost all the windows and doors have been replaced over the years as well.

You just don't see bungalows (indeed, homes of any kind) of this quality, in such a location, come up for sale very often, in Guelph or elsewhere, and certainly not for just \$699,900. So if you're interested, I urge you to call Linda or Michael Vadala, Salespersons, Royal LePage Royal City Realty, Brokerage, at 519-824-9050.

