

Fabulous South Guelph Home

# 59 PORTER DRIVE

October 2011

www.59porter.ca

\$399,900

Want a gorgeous, modern and affordable home with a WOW factor? Well, look no more!

Bright & Spacious multi-level backsplit with upgrades galore, stunning views, open concept and all that at an amazing price!

## SPECIFICATIONS

### THIRD LEVEL

**MASTER BEDROOM SUITE** 20' X 11'  
His & Hers double mirrored closets, 4pc Ensuite, stunning views of the trails and greenspace

**SECOND BEDROOM** 19' X 9' 5"  
Oversized middle bedroom, view, double closet.

**THIRD BEDROOM** 14' 6" X 9' 5"  
Built-in shelves, double closet

**MAIN 4PC BATHROOM**  
Large, professionally done, lots of counter space.

**ENSUITE 4PC BATHROOM**

### SECOND LEVEL

**FAMILY / GRAND ROOM**  
Huge windows, spacious, storage area.

### MAIN LEVEL

**LIVING ROOM** 15' 6" X 11' 11"  
Open-concept, extra windows, bay window

**DINING ROOM** 20' X 10' 10"  
Open-concept, walk-out to 12' x 12' gated deck with stairs to ground level.

**KITCHEN** 19' X 8' 10"  
Upgraded maple cupboards, under cabinet lighting, ceramic backsplash, new stainless steel appliances

### ENTRANCE LEVEL

**2PC BATHROOM**

### LOWER LEVEL

**REC / GAMES ROOM** 15' 6" X 11' 11"  
Fully above ground, walk-out to back yard, extra windows, L-shaped, built-in shelving unit with lighting; extras: lots of storage space, laundry/utility room



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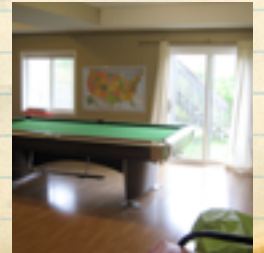
Living Room



Main Bathroom



Family Room



Recreation / Games Room

Contact us by phone at 289-681-2525 or by email at [guleph@cogeco.ca](mailto:guleph@cogeco.ca) to schedule a private showing