



31-14 AMOS DRIVE

GUELPH



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Welcome to 31-14 AMOS DRIVE

Over 1600 square feet of beautifully finished living space and the potential to add over 1000 square feet more in the framed, ready to finish basement. Walk straight into the open concept white kitchen with island, stainless appliances, and ample storage. Enjoy the open concept layout with plenty of space for a large dining table that opens into the oversized main floor great room. Upstairs you'll find 3 generous sized bedrooms including the massive master, large enough for a bonus office space or seating area. The master also boasts a large walk-in closet and ensuite with double sinks and an elegant glass-enclosed walk-in shower. Past the main floor powder room you'll find the basement awaiting your personal touch. Lot's of attention to detail went into the planning and framing of the basement including plumbing for a wet bar or 2nd kitchen, a 4th bathroom plumbed for 3 pieces, a potential 4th bedroom, and large media area, with electrical placed for wall T.V. installation. At the back of the house enjoy the recently constructed deck, perfect for grilling, entertaining and relaxing.

 \$187.42/Month

 \$4,704.65 in 2020

 3

 2+1



Room Measurements

MAIN LEVEL

Kitchen	9'1 x 13'7
Dining Room	10'1 x 13'7
Great Room	12' x 24'11
Laundry Room	
Bathroom	2-Piece

UPPER LEVEL

Master Bedroom	20'1 x 10'4
Ensuite	4-Piece
Bedroom	9'5 x 11'6
Bedroom	9'5 x 10'4
Bathroom	4-Piece