



75 QUEEN STREET
GUELPH



A LANDMARK ESTATE IN ST. GEORGE'S PARK

Privately set on one of Guelph's most prestigious streets, 75 Queen Street is a legacy residence of rare scale and architectural significance. This fully reimagined Dutch Colonial estate sits elevated on an 89 x 264-foot lot, surrounded by professionally designed grounds that have been meticulously cultivated and maintained for over 25 years. The exterior offers resort-quality living, with a saltwater pool, wood-burning fireplace, outdoor shower, and dedicated pool bathroom, framed by mature trees and layered stonework. The sense of privacy and serenity is immediate.

Inside, the home spans over 5,700 square feet of finished space and follows a classic centre-hall plan with gracious flow and custom detail throughout. The main level includes a grand great room, formal dining room, glass-enclosed sunroom, chef's kitchen with granite surfaces and premium appliances, and a private office. Upstairs, the primary suite features two fireplaces, a walk-in closet, a five-piece ensuite, and a private balcony with hot tub. The third floor offers additional bedrooms, a large family room with wet bar, and elevated views of the gardens and city skyline. The fully finished lower level includes radiant heated floors, a home theatre, cigar lounge with ventilation, wine cellar, kitchenette, and full laundry. A detached garage and separate outbuilding provide parking for four vehicles, a sauna, a full bath, and two upper lofts that are ideal for guest accommodation, a studio, or a wellness retreat. In total, there is parking for 14 vehicles. All buildings are security-monitored and equipped with heat sensors, ensuring peace of mind and enhanced safety throughout the estate. Just steps to St. George's Park and within walking distance to downtown, the GO Station, and top schools, this property presents a rare opportunity to own one of Guelph's most iconic estates. Timeless, private, and built without compromise.



















FEATURES OF THE HOME

- **Iconic Three-Storey Estate in St. George's Park:** A legacy Dutch Colonial residence spanning three full storeys, situated on a meticulously landscaped 89 x 264-foot lot in one of Guelph's most prestigious enclaves.
- **Resort-Calibre Grounds:** The professionally designed grounds have been meticulously cultivated and maintained for over 25 years by a landscape architect. Features include a gunite saltwater inground pool, wood-burning fireplace, outdoor shower, dedicated pool bathroom, hot tub, landscape lighting, privacy fencing, and full irrigation system—all framed by mature trees and layered stonework.
- **Grand Interior Scale:** Over 8,800 sq. ft. of finished living space with expansive principal rooms, hardwood flooring, vaulted ceilings, and custom millwork throughout. Constructed with enduring materials including a cedar shake roof and copper eavestroughs, the home reflects a level of craftsmanship and architectural integrity rarely seen today.
- **Chef's Kitchen:** Outfitted with premium appliances, including Sub-Zero, Thermador, Miele, Bosch, and Brigade. Features granite counters, centre island, built-in speakers, and adjoining pantry.
- **Elegant Private Spaces:** Five spacious bedrooms, including a primary suite with two fireplaces, 5-piece ensuite, walk-in closet, and private balcony with hot tub.
- **Multiple Living Zones:** Includes a grand great room, formal dining, sunrooms on two levels, private office, and a third-floor family room with wet bar and Juliette balcony.
- **Radiant & Heated Flooring:** Radiant heated floors throughout the lower level, with in-floor heating in the kitchen, main floor powder room, and all second-floor bathrooms—enhancing comfort and luxury.
- **Lower Level Features:** Includes a private movie theatre, wine cellar, second kitchen, full laundry room, and workshop. The cigar lounge is fully sealed and equipped with dual ventilation systems, and the basement bathroom is roughed-in for a steam room.
- **Functional Comforts:** Operable laundry chute, central vacuum, water softener, upgraded insulation, and two Carrier air conditioning units for zoned climate control.
- **Detached Outbuildings:** Separate garage and additional structure featuring a sauna, full bath, and two upper lofts ideal for guests, a studio, or wellness retreat.
- **Modern Comfort & Security:** Radiant gas heating, Lutron lighting system, integrated sound system, security cameras, and heat sensors across all buildings.
- **Prime Central Location:** Just steps to St. George's Park and within walking distance to downtown Guelph, the GO Station, top-ranked schools, Guelph General Hospital, and Homewood Health Centre.

INCLUSIONS

- Sub-Zero Refrigerator
- Thermador Gas Range
- Miele Dishwasher
- Thermador Hood Fan
- Bosch Dishwasher (3)
- Sub-Zero Wine Fridge
- Sub-Zero Bar Fridge
- Brigade Gas Range
- Panasonic Microwave
- KitchenAid Ice Maker
- Frigidaire Freezer
- Walk-in Catering Fridge
- LG Front Load Washer (2)
- LG Front Load Dryer (2)
- Artisan Spa Hot Tub
- Samsung Frame TV
- All Light Fixtures
- All Window Coverings
- All Curtain Rods
- All Bathroom Mirrors
- All Security Cameras
- Movie Theatre Equipment & Chairs
- Custom Cushion (Kitchen)
- Built-in Walnut Storage Units (Dining Room)
- Media Cabinet (Living Room)
- Integrated Sound System
- Home Automation & Lutron Lighting System

EXCLUSIONS

- Wall Mirrors
- Safe
- Elan's Audio and Visual Integration Systems

LOT SIZE

- 89 FT x 264 FT

SQUARE FT

- 6494.5 (Above Grade)
- 2211 (Below Grade)

TAXES

- \$19,939 (2024)

POSSESSION

- TBD

RENTAL ITEMS

- None

COOLING

- Central Air

HEATING

- Gas/Radiant

PARKING

- 10 (Driveway)
- 4 (Garage)







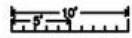




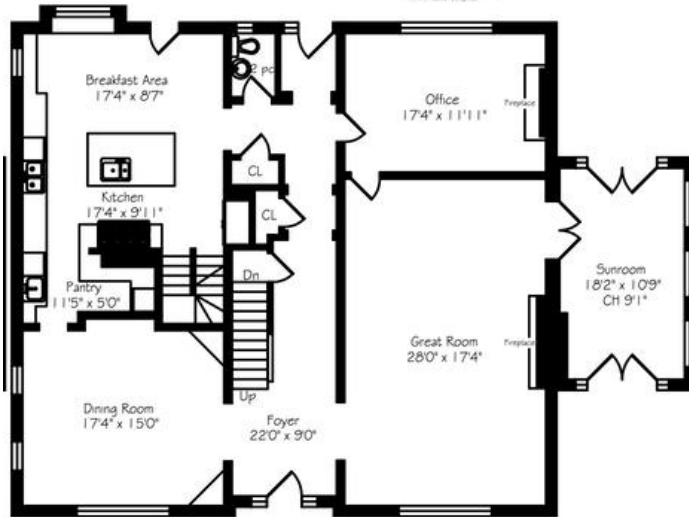
75 QUEEN STREET

FLOOR PLANS

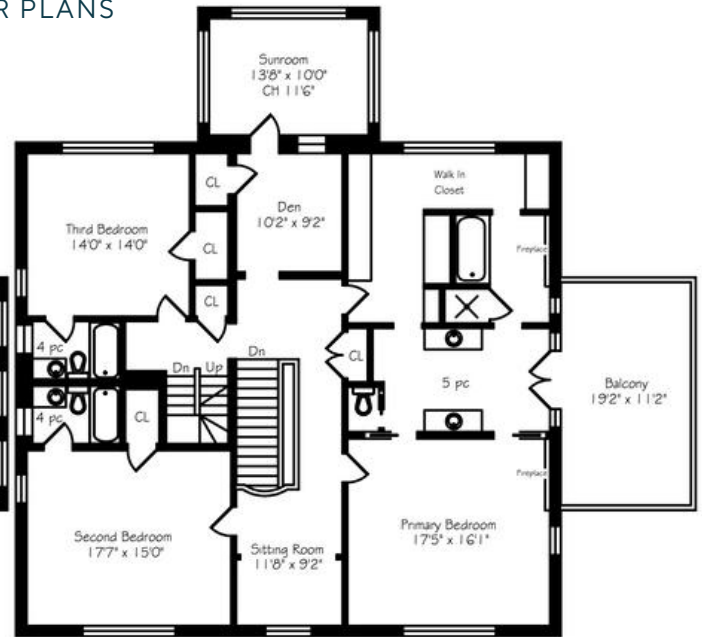
75 Queen Street



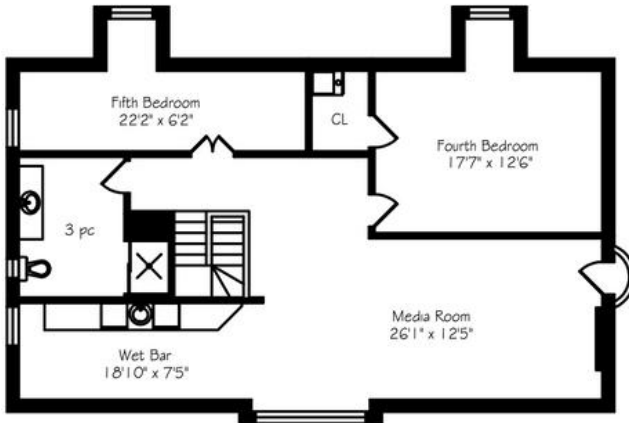
Measurements and Calculations are approximate.
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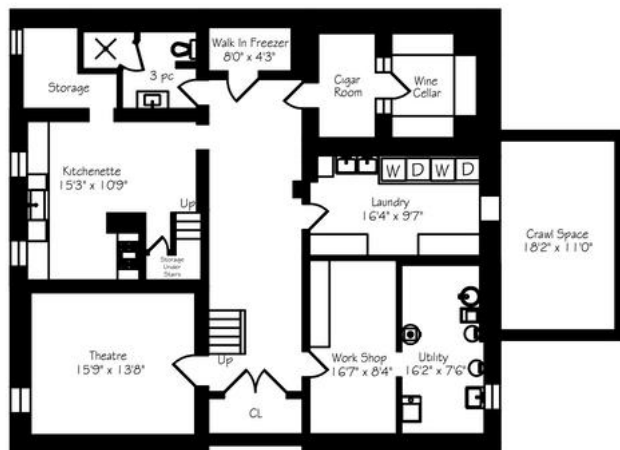
Main Floor
2222 Square Feet



Second Floor
2160 Square Feet



Third Floor
1323 Square Feet



Lower Level
2211 Square Feet



Garage Main Floor
1065 Square Feet

Garage Second Floor
885 Square Feet



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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