

IMPECCABLY RESTORED



197 Grand River Street N
Paris, ON N3L 2N2
MLS® 40571207



Annette Minutillo
SALES REPRESENTATIVE
(519) 751-5134



\$1,499,900

Victorian Beauty
circa 1885

CENTURY 21.
Heritage House Ltd.
BROKERAGE



\$1,499,900

197 GRAND RIVER STREET N, PARIS, ON N3L 2N2

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Perfect blend of modern convenience and historical integrity

Its front and side two-storey bays, decorative front entrance, roof brackets, radius arches over the windows, and slate roof with new copper trim, remain true to the heritage district in which it's located. A spectacular staircase, high ceilings, and spacious rooms capture the elegance of a bygone era, while the carefully restored and detailed trim and mouldings, medallions and doors, bear witness to a level of craftsmanship that stands the test of time. Custom kitchen, luxurious renovated bathrooms, main floor laundry, updated mechanicals, windows, and much more. This home offers space and comfort for family living.

FEATURES

Bedrooms:	4
Bathrooms:	3
Living Area:	2,758 sqft
Lot Size:	1.38 acres

1.3 acre piece of paradise that stretches 932' to the banks of the Grand River in Paris, ideally located within 20 minutes of Cambridge, 35 minutes of KW, and 10 minutes of Hwy 403. Fly fishing for trout, bass, and walleye can be done from your very own stretch of the river, where kayak and canoe routes easily begin or end.



View the home: www.myvisuallistings.com/cvt/330064



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CENTURY 21
 Heritage House Ltd.



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