

38 Wheeler Ave – Full Feature & Detail List

Property Overview

- Originally a 950 sqft. 1952 bungalow, this home has been completely transformed into a custom 4565-square-foot luxury residence with a large modern addition, professionally designed by Vandewater Design and completed in 2018.
 - Beautifully blends the original home's charm with the modern design of the addition, creating a residence that feels both character-filled and contemporary.
 - Designed as a long-term personal residence, with exceptional attention to quality and no cost-cutting during construction.
- 5+1 bedrooms and 5.1 bathrooms with the potential to add an additional bedroom.
 - The upper level is configured with two primary suites, both offering private ensuites and balcony access.
 - The secondary primary suite is a highly flexible space, ideal as a guest suite, executive office, exercise room, or lounge, and could easily be converted into two additional bedrooms if desired.
- The original home has been converted into a two-level, 2-bedroom, 2-bathroom suite with its own separate entrance — an ideal setup for in-laws, a nanny suite, potential rental income, or a professional office with room for private offices, treatment rooms, a waiting area, and more.
- Zoned R.1B-10, offering potential flexibility for home occupation uses and an Additional Residential Unit (ARU), subject to municipal requirements.
- One of only approximately 20 homes backing onto a hidden, picturesque park, complete with a new playground and no car access, with the potential to add a rear gate for direct park access.
- Set on a Premium 62-foot-wide lot
- Heated 1.5-car garage featuring 9-foot ceilings and a custom workshop, ideal for hobbyists.
- Parking for 6 vehicles in the exposed concrete driveway, plus additional parking in the garage.

Main Floor

- Impressive open-concept main living space designed for effortless entertaining and everyday family connection.
- Soaring 10-foot ceilings
- Heated polished concrete floors with a propylene glycol in-floor radiant heating system servicing the main floor, original home, and garage.
- Oversized Bavarian European tilt-and-turn windows

- Impressive 12-foot-wide by 8-foot-tall sliding door opening directly to the backyard, providing clear sightlines to the park & creating a seamless indoor-outdoor connection.
- Convenient powder room
- Walk-in entry closet with barn doors and custom organizers, providing excellent storage for coats, shoes, and everyday essentials.
- High-efficiency LED recessed lighting throughout, providing a clean, modern finish while improving energy efficiency.

Kitchen

- Striking custom cabinetry with a bold, high-end look that gives the space a truly memorable feel
- Massive breakfast bar with quartz counters and seating for 8+ guests, creating the ultimate gathering place for casual dining, hosting, and family connection
- Show-stopping Ferrari-red Bertazzoni 6-burner gas range, custom-painted at the Ferrari factory in Italy
- Pull-out butcher block station providing additional prep space, serving space, or everyday functionality
- Charming brick backsplash crafted from brick from the original home, adding warmth, character, and a connection to the home's history
- Moveable custom buffet cabinetry provide flexible serving space, perfect for entertaining
- Statement chandelier providing the perfect modern contrast against the warm rustic wood ceilings, crafted from the original home's roof structure.

Original Home / Suite / Professional Space

- Original portion of the home converted into a charming two-level, 2-bedroom, 2-bathroom suite
- Separate front entrance, offering privacy and flexibility for extended family, guests, clients, or tenants
- Main level features a living room, a wet bar that could easily be converted into a kitchen, a bedroom, and a 4-piece bathroom.
- Lower level includes a rec room, additional bedroom, 3-piece bathroom, and storage space
- Ideal setup for in-laws, a nanny suite, extended family, or potential rental income
- Excellent potential for professional home-based use, with a flexible layout that can support private offices, treatment rooms, a waiting area, or client reception space — ideal for a doctor's practice, accounting office, massage therapy, physiotherapy, counselling practice, wellness studio, consulting office, or similar professional use.
- Heated floors throughout the suite, with separately zoned heating for added comfort and flexibility.
- Separate laundry facilities
- Charming front porch

Upper Level

- 4 large bedrooms & 3 full bathrooms. There is the potential to easily add a 5th upstairs bedroom to suit your family's needs
- Convenient second-floor laundry for added everyday functionality
- Hallway water hookup offering potential for a future coffee bar, perfect for enjoying morning coffee on the balcony without going downstairs

Primary Suite

- Enormous 18'11" x 18'9" primary suite
- Double French tilt-and-turn doors open to an expansive covered balcony with beautiful treetop and park views, creating a peaceful, treehouse-like escape.
- Spacious walk-in closet with custom organisers, plus a 9'1" x 14'4" dressing room with elegant built-ins and a makeup counter, creating a luxurious and highly functional getting-ready space.
- Spa-inspired ensuite featuring an elegant dual-sink vanity, oversized walk-in shower, private water closet, and programmable heated towel rack.

Secondary Primary/Flex Space

- Spacious secondary primary suite with its own private 3-piece ensuite.
- Direct access to the expansive covered balcony
- Highly flexible layout ideal as a guest suite, executive office, yoga studio, exercise room, lounge, or creative space
- Could easily be converted into two bedrooms if desired, offering even more flexibility for large or growing families

Exterior

- Beautiful backyard setting that feels quiet, serene, and tucked away, offering a rare sense of privacy so close to downtown
- Hand-crafted two-tier Siberian Larch deck designed for outdoor living, relaxing, and entertaining, with a partially covered area that provides a comfortable space to enjoy the backyard in a variety of weather.
- Four quick-release natural gas outlets (plus a fifth on the upper balcony) allow you to easily configure your BBQ, fire table, outdoor heaters, or cooking station to suit your entertaining style.
- Included high-end Vieluxe BBQ with side grill, a dream feature for anyone who loves to cook and entertain outdoors.
- Fully fenced backyard with a grass area for pets
- Electrical conduit has also been installed beneath the ground-floor deck, offering future potential for a hot tub.

- Red brick courtyard, creating a private sun-soaked retreat for morning coffee or reading
- Beautiful low-maintenance landscaping with a raised garden bed and native plants, thoughtfully selected to require no watering or sprinkler system.
- Best of both worlds: enjoy a low-maintenance backyard while children and pets can take advantage of the expansive park just beyond — a huge open green space you don't have to maintain.
- Extensive soffit and landscape lighting throughout the property
- Prime location nestled between Downtown Guelph and the future Innovation District. Less than a 15-minute walk to downtown restaurants, shops, nightlife, trails & transit
- Walking distance to the Guelph Go Station, great for commuters
- 5-minute drive to the University of Guelph Campus

Mechanicals & Construction

- The home is exceptionally efficient and inexpensive to operate for a property of this size & calibre.
- Over \$47,000 invested in a high-efficiency radiant heating system powered by a Nobil Fire Tube double boiler
- Propylene glycol in-floor radiant heating system servicing the main floor, original home, basement, and garage
- Natural gas forced-air furnace services the upper level
- ElectroAir high-efficiency air cleaner for improved air quality
- Two Venmar AVS heat recovery ventilators provide balanced fresh air circulation throughout the home, with separate zoning for the main home and suite.
- Newer high-efficiency A/C unit cooling the addition for year-round comfort
- Over 30 high-end European tilt-and-turn windows with Low-E glass, offering energy efficiency, ventilation, and a premium modern finish
 - All windows and doors are double-sealed with Blue Skin membrane for energy efficiency and durability
 - Windows strategically positioned to maximise winter sunlight and minimise summer heat gain
- Showpiece Mastergrain entry door with sidelight creates a bold first impression, with stunning expansive dimensions standing over 8 feet tall
- 200-amp electrical service
- High-efficiency LED recessed lighting throughout
- Smart home mechanical controls
- Roof systems fully protected with professional waterproof membrane systems