

\$1,399,900 - 197 Grand River Street N, Paris

MLS® #40776894

\$1,399,900

4 Bedroom, 3.00 Bathroom, 2,758 sqft

Single Family on 1.39 Acres

2105 - Fair Grounds, Paris, Ontario

Fully restored Victorian beauty, circa 1885, on a 1.3-acre piece of paradise that stretches 932â€™™ to the banks of the Grand River in Paris. The current owners, over the last three decades, have extensively updated this 2758 sq.ft. home with a perfect blend of modern convenience and historical integrityâ€¦ custom kitchen, luxurious renovated bathrooms, updated mechanicals, windows, and much more. 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 is located. The 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 has stood the test of time. With a large family room addition on the main floor, four bedrooms, two full baths and one 2-pce bath, this home offers space and comfort for family living. An easy walk takes you to Parisâ€™™ pretty downtown at the junction of the Grand and Nith Rivers, with its excellent restaurants and shopping. Schools are within easy walking distance, minutes to highways 403 and 401, this property will impress you, surrounded by the best of small-town Ontario. (id:6289)

Built in 1885

Essential Information



Listing #	40776894
Price	\$1,399,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,758
Acres	1.39
Year Built	1885
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	197 Grand River Street N
Subdivision	2105 - Fair Grounds
City	Paris
Province	Ontario
Postal Code	N3L2N2

Amenities

Amenities	Schools, Shopping
Features	Backs on greenbelt, Conservation/green belt
Parking Spaces	7
Parking	Detached Garage
# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Foundation	Poured Concrete

Listing Details

Listing Office Peak Realty Ltd.



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