

REAL ESTATE AUCTION

51 Dovercliffe Road, Guelph, ON

Online Auction opening August 19, 2026

Closing September 14, 2026 at 7:00 pm



***“When you want your
Real Estate sold yesterday!”®***

151 York St.
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BIDDERS INFORMATION PACKAGE
for
51 Dovercliffe Road, Guelph, ON

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INTRODUCTION

DON'T MISS THIS OPPORTUNITY!

This renovated home perfectly balances modern style, everyday comfort, and quality craftsmanship. Every detail has been thoughtfully curated to create an exceptional living experience designed for today's homeowner. At its heart is an open-concept kitchen that impresses with custom cabinetry, quartz countertops, a bold backsplash, and luxury vinyl flooring, offering both beauty and functionality. The seamless layout makes it ideal for cozy nights in or lively gatherings with friends and family. The spa-inspired bathrooms elevate daily routines with heated tile floors, designer fixtures, and a custom walk-in shower reminiscent of a boutique hotel. Throughout the home, high-end finishes-like luxury vinyl flooring, custom built-ins, and modern lighting, add warmth and sophistication. Relax in the inviting living room, complete with an electric fireplace and built-in cabinetry, or step outside to the private deck overlooking peaceful green space, perfect for morning coffee, summer BBQs, or simply soaking up nature's calm. Originally a three-bedroom layout, the home has been reimagined as a spacious two-bedroom. A fenced yard, proximity to public transit and schools, and access to Crane Park's scenic trail system make this property ideal for families and outdoor enthusiasts alike. Practical perks include parking for one in the garage and one in the driveway, plus residents enjoy the added bonus of a heated community pool, a rare amenity that enhances the lifestyle this move-in-ready gem provides. Combining modern luxury with natural serenity, this home truly offers the best of both worlds.

Newer Kitchen

Close to university transit and shopping

Newer flooring

New bathroom with heated floors

Huge master bedroom

Garage

Auction opens: August 19, 2026 10:00am

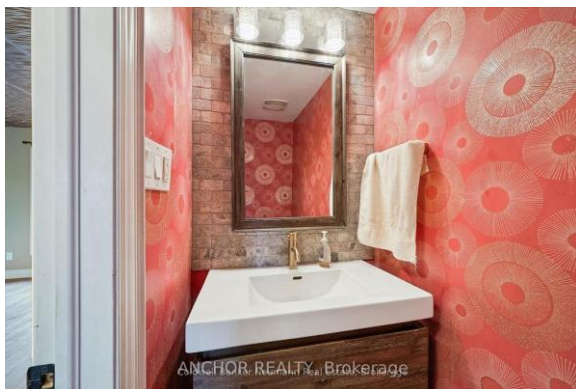
Auction closes: September 14, 2026 7:00pm

Buying Through Auction

Buy with confidence and without the fear of offering too much. Unlike buying a home through multiple offers not knowing what to offer, through an auction you can submit your offer and watch the bids for the house increasing as much or as little as you wish. Should you have a realtor no worries, they are able to assist you with the purchase and will be paid on closing.

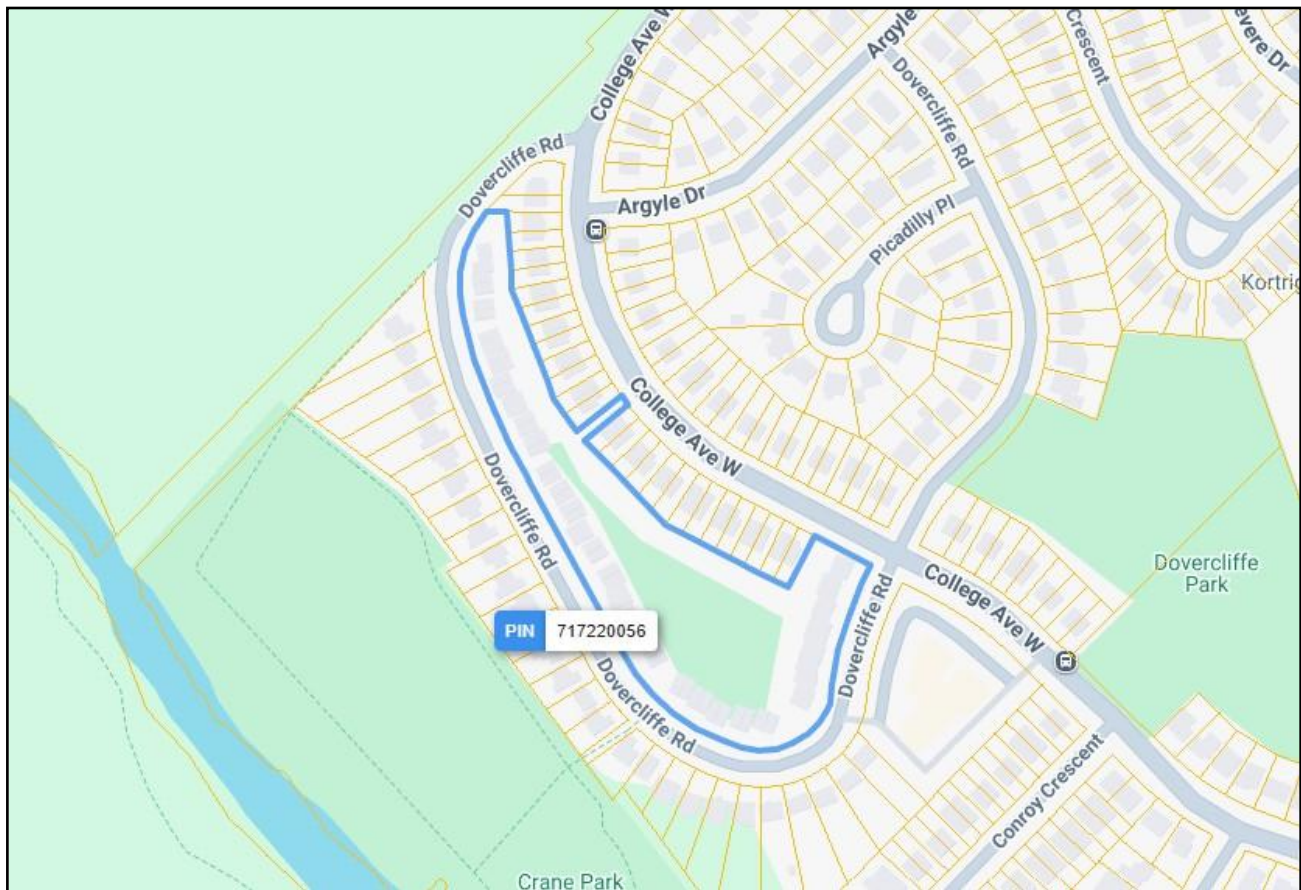
Finally, you have a completely transparent way of purchasing a home while still having all the benefits of the sale being handled by an Ontario Real Estate brokerage!

Lot & Area Photographs





Map view of property



Property Client Full

51 Dovercliffe Road, Guelph, Ontario N1G 3A5

Listing

51 Dovercliffe Rd Guelph

Active / Residential Condo & Other / Condo Townhouse

MLS®#: X13609868

List Price: \$559,000



Wellington/Guelph/Dovercliffe Park/Old University

Tax Amt/Yr: **\$3,620.00/2026**
SPIS: **No**
Legal Level: **1**

Transaction: **Sale**
DOM: **21**
Legal Unit: **51**

Style: **2 Storey**
Fractional Ownership:
Assignment:
Corp #: **22**
Reg Office: **WCC**
Locker: **None**

Rooms Rooms+: **5+0**
BR BR+: **2(2+0)**
Baths (F+H): **2 (1+1)**
SF Range: **1200-1399**
SF Source: **owner**
Lot Acres:

Dir/Cross St: **Dovercliffe and College**
Prop Mgmt: **Wilson Blanchard**

PIN #: **717220056**
Holdover: **60**
Possession: **60 days or sooner**
Bldg Name:

ARN #: **230806000808121**
Possession Date: **2026-09-07**

Contact After Exp: **No**
Survey Year/Type: **None**

Kitchens: **1 (1+0)**
Fam Rm: **No**
Basement: **Yes/Partial Basement, Unfinished**
Fireplace/Stv: **Yes**
Interior Feat: **Countertop Range, Separate Hydro Meter**
Heat: **Forced Air**
Heat Source: **Gas**
Apx Age: **31-50**
Sqft Source: **owner**
Exposure: **SE**
Assessment: **2026**
Special Design: **Unknown**
Property Feat:
Waterfront Y/N: **No**
Water Struct:
Under Contract:
View:

Pets Allowed: **Yes-with Restrictions**
Maintenance: **\$238.84**
A/C: **Yes/Central Air**
Central Vac: **No**
UFFI: **No**
Included: **Water, Building Insurance, Common Elements**

Balcony: **None**
Laundry Acc: **In Basement**
Laundry Lev: **Lower**
Exterior: **Alum Siding, Brick**
Gar/Gar Spcs: **Attached Garage/1.0**
Park Type: **Owned**
Drive Pk Spcs: **1.00**
Tot Pk Spcs: **2.00**

Remarks/Directions

Client Rmks: This renovated home perfectly balances modern style, everyday comfort, and quality craftsmanship. Every detail has been thoughtfully curated to create an exceptional living experience designed for today's homeowner. At its heart is an open-concept kitchen that impresses with custom cabinetry, quartz countertops, a bold backsplash, and luxury vinyl flooring, offering both beauty and functionality. The seamless layout makes it ideal for cozy nights in or lively gatherings with friends and family. The spa-inspired bathrooms elevate daily routines with heated tile floors, designer fixtures, and a custom walk-in shower reminiscent of a boutique hotel. Throughout the home, high-end finishes like luxury vinyl flooring, custom built-ins, and modern lighting, add warmth and sophistication. Relax in the inviting living room, complete with an electric fireplace and built-in cabinetry, or step outside to the private deck overlooking peaceful green space, perfect for morning coffee, summer BBQs, or simply soaking up nature's calm. Originally a three-bedroom layout, the home has been reimagined as a spacious two-bedroom. A fenced yard, proximity to public transit and schools, and access to Crane Park's scenic trail system make this property ideal for families and outdoor enthusiasts alike. Practical perks include parking for one in the garage and one in the driveway, plus residents enjoy the added bonus of a heated community pool, a rare amenity that enhances the lifestyle this move-in-ready gem provides. Combining modern luxury with natural serenity, this home truly offers the best of both worlds.

Inclusions: fridge, stove top, microwave, dishwasher

Listing Contracted With: ANCHOR REALTY 519-672-6604

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3 M X 4.89 M	9.84 Ft x 16.04 Ft		
Dining Room	Main	3 M X 2.36 M	9.84 Ft x 7.74 Ft		
Living Room	Main	5.17 M X 3.3 M	16.96 Ft x 10.83 Ft		
Bedroom	Second	3 M X 4.88 M	9.84 Ft x 16.01 Ft		
Bedroom	Second	5.3 M X 4.3 M	17.39 Ft x 14.11 Ft		
Other	Basement	3.9 M X 5.3 M	12.80 Ft x 17.39 Ft		
Laundry	Basement	4.3 M X 1.9 M	14.11 Ft x 6.23 Ft		
Bathroom	Main			2	
Bathroom	Second			4	

BIDDING INSTRUCTIONS/LEGALITIES

1. This auction will be completed by an online auction opening 10am August 19, 2026 and closing 7pm, September 14, 2026.
2. Please contact our office at 1-877-672-6604 or auction@execulink.com to arrange a time to view if you cannot attend open houses.
3. Open house August 29, 2026 12-4pm, contact LA for Lockbox code.
4. To register for the auction please go to <https://northamericauctioneers.com/my-account/>
5. This will be a soft close on line auction meaning, if a bid is received less than 2 minutes prior to auction close the auction will be extended by three minutes for each bid to allow other bidders the opportunity to bid. This will continue until no other bids are received for the maximum of three minutes when the auction will then close for bidding.
6. Your financing approval must be in place prior to the auction.
7. Property and any appliances are being sold in as is where is condition with no warranties.
8. **A bid to buy a property by Auction is an offer to purchase at the bid price. Should you be the highest bidder at auction close, the Agreement of Purchase and Sale will be sent to you Via Electronic Signature shortly after the auction close for your signatures. You must sign and complete this Agreement of Purchase and Sale upon receipt. This agreement will then be submitted to the Sellers. Should you not complete the Agreement of Purchase and Sale, and decide against buying the property at your bid price, you will lose any and all deposits paid and be liable for any costs or losses incurred by the sellers.**
9. Should the property not be pronounced SOLD at the auction, the Sellers may accept or counter any written offer from the highest bidder.
10. All liens will be removed from the property giving buyer free and clear title, other than normal covenants or easements on closing.
11. Closing of the sale will be October 14th or sooner.
12. The Auctioneer/Brokerage have not verified any measurements or values supplied by the Seller.
13. Should you wish to view the property for yourself, or have an inspector view the property please call our offices for an appointment.
14. Each bidder has an opportunity to visit the site and must satisfy themselves by personal examination as to the condition of the property. No claim whatsoever shall be allowed at any time after submission of the offer.
15. The total deposit required for this property will be \$10,000. Once you are declared the winning bidder, your credit card will be charged an immediate \$500 on line deposit with the remaining \$9,500 deposit required within 24 hours of acceptance of offer by seller. Remaining deposit of \$9,500 can be made by certified cheque or bank direct deposit, if you will be depositing by direct deposit instructions will be sent to you via email. Full deposit of \$10,000 will be held in a non-interest bearing real estate trust account of Anchor Realty and applied to the final sale amount on closing.
16. The Buyer acknowledges that the Seller and Auctioneer make no representation and/or warranties with respect to the state of repair of the premises, inclusions of chattels or fixtures, or ownership of fixtures or appliances, and the buyer agrees to accept the property "as is".
17. Street Address: 51 Dovercliffe Road, Guelph, ON
18. Legal Description: UNIT 56, LEVEL 1, WELLINGTON CONDOMINIUM PLAN NO. 22 ; BLK D, PL 653; MORE FULLY DESCRIBED IN SCHEDULE "A" OF DECLARATION ROS187187 AMENDED BY ROS248653 ; CITY OF GUELPH