

# PREMIUM UPGRADES

150WELLINGTON.COM

Stunning South-East Facing Corner Unit  
Spacious two-bedroom, two-bath in the  
Remarkable River Mill Condominiums  
Built by TRICAR

**Upgrades (stand-alone features  
and/or upgrades from standard  
fixtures)**

## **Builder Upgrades**

Premium Appliances  
Premium Kitchen Backsplash  
Premium Kitchen Cabinetry  
Granite Kitchen Counters  
Engineered Hardwood Floors  
Custom Blinds  
Ensuite Shower Surround  
Ensuite Floor Tile

## **Subsequent Upgrades**

Closet Inserts  
Cupboard Slides  
Washer/Dryer Risers  
Crown Molding  
Water Filtration System  
Light Dimmers  
Laundry Room Cabinetry & Wine Rack

Private Storage Locker

***Total Upgrades of more than \$20,000***

**Plus:** Two Underground Parking Spaces



## RIVER MILL Building Amenities

Fitness centre overlooking the Speed River, Guest Suite, Library, Media Room with projector screen and surround sound; a Party Room with wet bar, fireplace, pool table and lounge with access to the impressive Roof Top Terrace where you will find covered gazebo with outdoor fireplace and of course, stunning views!

150 WELLINGTON ST E, GUELPH  
**UNIT 1306**

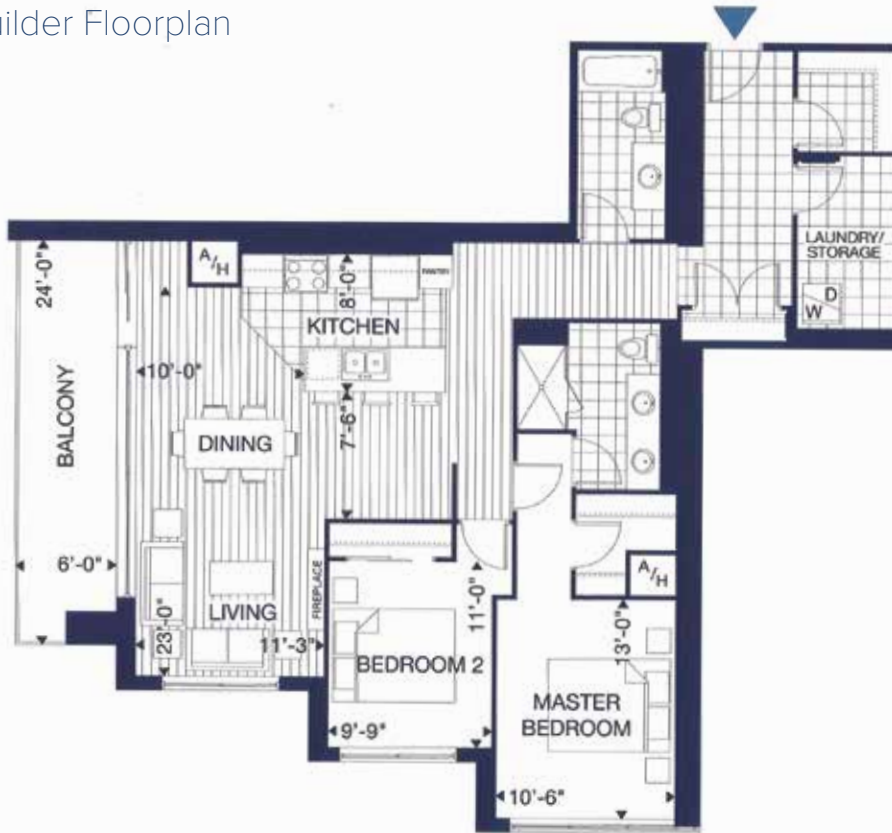
River Mill Condominiums  
MLS®#: 30790580

STEVE DAWKINS, Broker  
Mobile / Text: 519.827.8434  
Toll-Free: 1.855.95.REMAX

RE/MAX Real Estate Centre Inc.  
1499 Gordon Street, Guelph  
Office: 519.837.1300

# 1306-150 WELLINGTON ST E, GUELPH

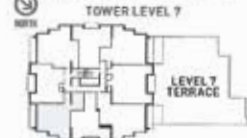
Builder Floorplan



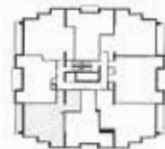
**Tower 2-F**  
**1353**  
SQUARE FEET

2 BEDROOM 12F  
SUITE: 1,353 SQ. FT.  
BALCONY: 150 SQ. FT.  
TOTAL: 1,503 SQ. FT.

AVAILABLE ON TOWER LEVELS: 7-15



TOWER LEVELS: 8-15



Plans are subject to change without notice. Actual floor space may vary from stated area. Bulkheads and box rooms will be required as shown for plumbing and mechanical. Illustrations are artist concept and may show features not included in base price. See sales rep. for more information. E. & O. E.

## Ideal Combination of Luxury and Convenience

This absolutely stunning corner unit, in the heart of downtown Guelph, has everything you could possibly need all within walking distance! Relax at surrounding restaurants, enjoy entertainment at the River Run Centre and Sleeman Centre, explore nearby trails, make travel easy with the Via and GO Transit systems, or visit the shops or farmers market - the world is your oyster with this one!

