

Offered At  
\$828,888

# Welcome Home

28 Magnolia Way  
Kemptville, ON K0G 1J0

## FEATURES

- 2 bedroom
- 2 bathroom
- 1,857 sq ft
- numerous upgrades
- full property maintenance
  - no more shoveling snow
  - no more cutting grass
  - no more cleaning windows



To view the property website,  
Scan this code  
OR head to  
[www.28MagnoliaWay.com](http://www.28MagnoliaWay.com)



**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

Experience resort-style living in this exquisite Trevino Model bungalow, originally the model home for "The Legends" bungalow series in the highly coveted eQuinelle neighbourhood. This impeccably maintained residence offers approximately 1,857 sq. ft. of luxurious living space. A small association fee of \$254 per month ensures a carefree lifestyle—no more shoveling snow, cutting grass, or even cleaning your windows! Located just steps away from the renowned eQuinelle Golf Course, this home includes a transferable membership to the Resident's Club, offering access to the best amenities eQuinelle has to offer. Enjoy discounted golf rates, a fitness center, an outdoor pool, pickleball, tennis, a library, cards, billiards, fitness classes, and special events such as holiday parties. Nestled at the end of a quiet court, this bungalow features a spacious side and backyard with a wraparound composite deck. Upon entering the expansive foyer, you'll be greeted by a large living room with a bright, inviting window and a cozy gas fireplace, seamlessly open to the dining area—ideal for entertaining. The newly renovated kitchen boasts stainless steel appliances, numerous white shaker-style cabinets, granite countertops, a convenient kitchen island, and a pantry. The main floor's primary bedroom is generously sized with two clothes closets, while the second bedroom is also spacious. The main bathroom has been newly renovated, and new high-grade 100% waterproof laminate flooring spans the main level. The professionally finished lower level offers additional living space, including a large family room, a secondary room easily convertible to a bedroom, a spacious three-piece bathroom, a wet bar with a built-in mini-fridge and microwave, a three-person infrared sauna, and an entertainment unit. There is also ample storage space. An exceptional lifestyle awaits, with close proximity to all the amenities of Kemptville, Highway 416, and just 30 minutes from Ottawa.



*Nina* TACHUK  
REALTOR®

📞 613-725-6462  
🌐 [NinaTachuk.com](http://NinaTachuk.com)  
✉ [NinaTachuk@royallepage.ca](mailto:NinaTachuk@royallepage.ca)

Not intended to solicit those already under contract.

## INCLUDED:

- Refrigerator
- Stove
- Microwave/hoodfan
- Dishwasher
- Washer
- Dryer
- Kitchen Island
- Auto Garage Door Opener and Remote
- Garage Exterior Keypad
- All Light Fixtures
- All Window Coverings
- Garage Utility Shelving
- Garbage and Recycle Bins
- Ring Door Bell
- Water Softener System
- Basement Modular Entertainment Centre
- Mini Fridge and Microwave Oven in Wet Bar
- 3 person infra red sauna
- Spa Bench

## AVERAGE UTILITIES:

- Hydro \$94/month
- Water \$110/bi-monthly
- Natural Gas \$107/month

## RENTAL EQUIPMENT:

- Tankless Hot Water Heater \$47.15/month

## PROPERTY TAXES:

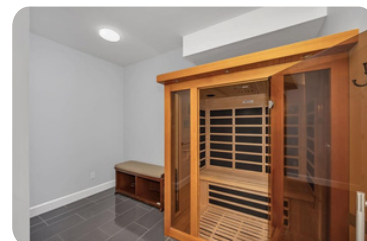
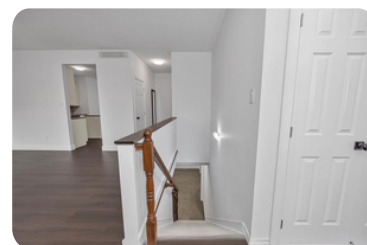
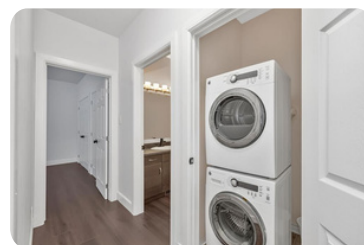
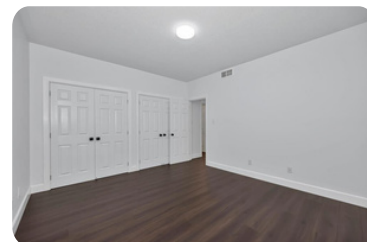
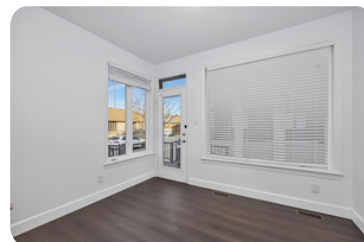
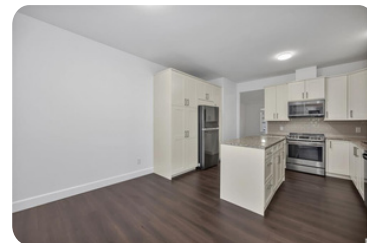
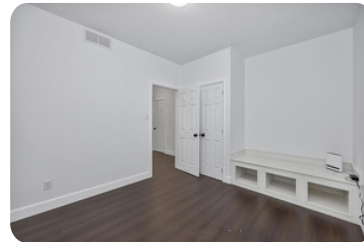
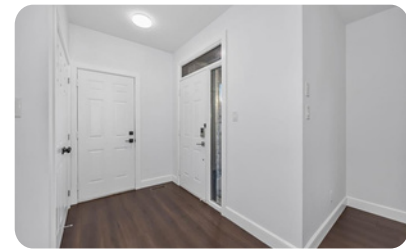
- \$ 4,398 - 2026

## ASSOCIATION FEE:

- \$254/month - covers all snow removal to front door, all grass cutting, all window cleaning, private road maintenance

## NOTEABLE UPGRADES/FEATURES:

- New wide concrete steps
- Wraparound deck with composite decking
- Garage door opener with keypad entry
- Garage-wide utility shelving
- Ring door bell
- Main door keyless entry lock
- Freshly painted throughout
- New high grade 100% waterproof laminate flooring throughout the main level
- New Alexandria molding throughout
- All new door hardware throughout
- New craftsman-style baseboard and door trim throughout
- All new light fixtures
- Main bathroom fully renovated with new toilet, sink, countertop and fixtures
- Black stainless steel kitchen appliances: Fridge, Stove, Microwave, Dishwasher
- Kitchen island with granite countertop
- Upgraded kitchen cabinets with built-in Fridge and Pantry
- New kitchen sink faucet
- Finished basement, carpeted
- Large bathroom in basement with walk-in shower
- Beautiful built-in 3 person infra red sauna with lights selection and audio speaker
- Modular entertainment centre in basement
- Wet bar with built in mini fridge and microwave in basement
- New water softener
- Large storage area, partially finished



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