

28 Magnolia Way
Kemptville ON K0G 1J0

\$828,888

BONUS:

Buyer receives
Transferable Membership
to the Resident's Club

Nina TACHUK
REALTOR®

Contact

613.725.6462

NinaTachuk@royallepage.ca

NinaTachuk.com

Address

139 Prescott St,
Kemptville, K0G 1J0



Additional Information

PIN: 681151154 ARN: 071971604038855

Notable Updates:

- 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
- All new door hardware throughout
- New craftsman-style baseboard and door trim throughout
- New Alexandria molding 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

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

Rental Equipment:

- Tankless Hot Water Heater
\$47.15/month

Association fees:

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

Approximate Utilities:

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

Property Taxes:

- \$ 4,398 - 2026