

\$809,900 - 22 Magnolia Lane, Guelph (village By The Arboretum)

MLS® #X12228421

\$809,900

2 Bedroom, 3.00 Bathroom,
Single Family

Village By The Arboretum, Guelph (village By The Arboretum), Ontario

Welcome to the Village by the Arboretum in Guelph. This 55+ active adult lifestyle community has over 1200 seniors calling this village home. There is an on site medical building with doctors, pharmacy and LifeLabs. The Village Center includes a fitness facility, gymnasium, pool, putting green, tennis courts and social activities galore. In the middle of this is 22 Magnolia Lane the Heather Glen Model which boasts up to 1400 sq ft on the main level and approximately 800 sq ft finished in the basement. A spacious and bright end unit boasts one of the largest decks and added to that is a retractable wind proof awning so rain or shine you can enjoy the fresh air. Open the custom made front door from your flag stone porch to a welcoming foyer with a main floor that has a comfy den or office, kitchen & dinette that has been updated over the years, large primary bedroom with 4 piece ensuite, large walk in closet with built in closet organizers, spacious living/dining room with 10 foot ceiling with new pot lights and then french doors to that extra large deck and a main floor laundry room washer/dryer (2024) and a convenient 3 piece bathroom for your guests. Then downstairs to a large recreation room, and an extra bedroom with double closets and a 2 piece bathroom. The storage room is unbelievable, lots of space for all your extras. Then to top it off a very spacious single garage



to keep the snow off your car in the winter months. Speaking of winter months, no more shoveling a crew of professionals are here to maintain your driveway, walkway in the winter and cut your grass and keep your gardens. "So calling all seniors, this is the happening place to be. Time to sit back relax or get out and enjoy all the activities, you have earned it". (id:6289)

Essential Information

Listing #	X12228421
Price	\$809,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Bungalow

Community Information

Address	22 Magnolia Lane
Subdivision	Village By The Arboretum
City	Guelph (village By The Arboretum)
Province	Ontario
Postal Code	N1G4X7

Amenities

Features	In suite Laundry
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
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Listing Details

Listing Office	Coldwell Banker Neumann Real Estate
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