

# \$799,900 - 11 Magnolia Lane, Guelph (village By The Arboretum)

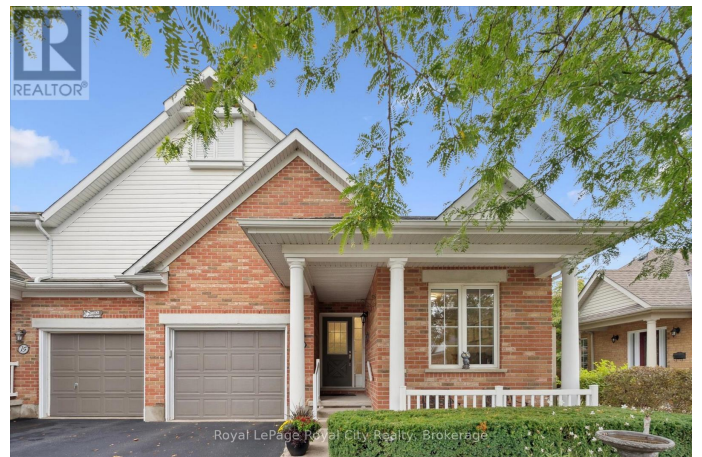
MLS® #X12439131

**\$799,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 33.00 Acres

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

Retire in style and move to the desirable Village by the Arboretum! This bright, meticulous townhome is an end unit with three bedrooms, three baths and attached garage. The spacious foyer, with classic wainscoting and neutral décor, welcomes you to this well-maintained home. A front bedroom has hardwood flooring, a large window and is an ideal office, den or guest room. The main floor two-piece bath is conveniently located for guests and everyday use. The main floor laundry room is equipped with storage and perfectly located near the garage door. The open-concept kitchen has easy care vinyl plank flooring, stainless appliances, modern backsplash with a half wall overlooking spacious living room with hardwood flooring. Sliding doors lead to a quaint deck for warmer weather enjoyment and cooking on the grill. The primary bedroom is spacious with hardwood flooring, walk-in closet and spectacular ensuite bath with two sinks, roll-in shower and plenty of storage in vanity. The open staircase leads to a finished basement area which is perfect for family gatherings and overnight stays with cozy carpet, a bedroom, recreation room and full bath. Plenty of unfinished space for a workshop and storage, too. Living the Village has so much to offer with organized activities and access to gym, indoor pool, pool room, library, crafts, trails



and tennis. Conveniently located close to amenities, shopping, transportation and restaurants. This is how retirement is meant to be! (id:6289)

**Essential Information**

Listing #	X12439131
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	33.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Bungalow

**Community Information**

Address	11 Magnolia Lane
Subdivision	Village By The Arboretum
City	Guelph (village By The Arboretum)
Province	Ontario
Postal Code	N1G4X7

**Amenities**

Amenities	Park
Features	Sump Pump
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool, Indoor pool

**Interior**

Appliances	Garage door opener remote(s), Water softener, Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Brick Veneer, Vinyl siding
Exterior Features	Landscaped, Lawn sprinkler
Foundation	Poured Concrete

## Listing Details

Listing Office      Royal LePage Royal City Realty



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