

FOR SALE



Wright
The **Team**

209RoyalLanding.com

209 Royal Landing Gate

3 BEDS | 3 BATHS



Welcome to eQuinelle!

Situated in the desirable community of eQuinelle, moments from an awarded golf course, resident's club, family health centre, nature trails, community parks, and the Rideau River. This move-in ready bungalow offers tremendous curb appeal, and a well-designed floor plan that seamlessly connects the living spaces. Details include three bedrooms, three bathrooms, and a finished lower-level recreation room that is the perfect flex space.

The main level is illuminated with natural light, highlighting transom windows, 9-ft ceilings, site finished hardwood floors, and a living room with a feature fireplace and a soaring vaulted ceiling. The kitchen boasts a beautiful design with two-toned cabinetry, stainless steel appliances, and a peninsula with breakfast seating.

Upstairs, the second level loft creates the perfect guest suite or home office and features a full bathroom and a walk-in closet beside.

Outside, enjoy time in the backyard that is complete with a multi-level patio, and a storage shed in the lovely design.

Foyer, Dining Room and Kitchen





Updates & Points to Note

- Pinehurst with Loft Model, by eQ Homes.
- Homeowners have exclusive access to the eQuinelle resident's club at an additional expense. Features include programmed activities throughout the week, an outdoor pool, yoga studio, billiards room, party room, exercise room, craft room, cards room, library, pickleball court and a private residents' terrace. Current fees for becoming an eQuinelle Resident Member: One Time \$1500 (Plus HST) Enrollment Fee. In addition to the enrollment fee there is the Annual Household Fee of \$1325 (Plus HST.) OR an Annual Single Household Fee of \$1,050 (Plus HST) available to household owners that live alone.
- Upgraded natural gas fireplace with a stone façade and a wood mantel.
- The main level primary bedroom is presently being utilized as a home office/family room.
- A GenerLink™ transfer switch is provided that allows for an easy and safe way to connect your portable generator.
- Whole house, chlorine removal system.
- Water softener.
- Rain Bird irrigation sprinkler.
- Rough-in for a central vacuum.
- The Seller could remove the PAX wardrobe system in the upstairs walk-in closet, if requested by the buyer.



Living Room,
Primary Suite,
Bath/Ensuite and
Bedroom



Property Dimensions

Main Floor

Foyer: 7'5" x 16'3"

Bedroom: 12'9" x 10'11"

Walk-in Closet: 5'10" x 5'2"

Laundry: 5'8" x 5'2"

Bath: 8'10" x 5'4"

Kitchen: 12'5" x 12'4"

Dining Room: 13'11" x 10'5"

Living Room: 17'8" x 15'4"

Primary Bedroom: 15'0" x 11'10"

Walk-in Closet: 5'8" x 4'10"

Bath/Ensuite: 8'11" x 10'6"

Second Level

Bedroom: 21'2" x 13'6"

Bath: 5'0" x 8'5"

Walk-in Closet: 11'5" x 14'4"

Lower Level

Recreation Room: 24'11" x 16'8"

Storage: 18'1" x 36'2"

Utility: 13'11" x 25'2"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 3

Bathrooms: 3

Property Type: Bungalow with Loft

Neighbourhood: Kemptville, eQuinelle

Lot Size: 41.96 ft x 114.89 ft (Irregular)

Taxes/Year: \$5,274.45 / 2023

Heating: Forced Air, Natural Gas

Year Built: 2015 / Approximately

Utilities:

Approximate Hydro Expense: \$1,300 p/year.

Approximate Gas Expense: \$1,600 p/year - Includes the cost of the tankless water heater.

Approximate Water Expense: \$1,100 p/year.

Inclusions:

All. light fixtures. All window coverings. Fridge. Stove. Microwave/hood fan. Dishwasher. Washer (in as-is condition). Dryer. Auto garage door opener and

operators. Irrigation system. Whole home chlorine remover. water softener. Generlink. Shed.

Exclusions:

Upright freezer. Mini fridge. Chest freezer. Wall mounted TV in basement (bracket to remain). Freestanding storage in craft room. Work bench and shelving in storage room.

Rental Equipment:

Tankless Water Heater - \$55 per month (tax included).

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

The Wright Team

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