

FOR SALE



ROYAL LEPAGE  
Team Realty  
Independently Owned and Operated, Brokerage

2 STOREY HOME IN KEMPTVILLE'S EQUINELLE

165 BONNYLEY CRES

More Info



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## 165 BONNYLEY CRESCENT, KEMPTVILLE

Welcome to 165 Bonnyley Crescent, a beautifully appointed 5-bedroom, 4-bathroom 2-storey home in the sought-after Kemptville golf community of eQuinelle.

With over 2,900 sq. ft. of finished living space across 2 storeys plus a finished basement, this property offers a perfect blend of elegance, comfort, and function for family living or a relaxed retirement lifestyle. Step inside to find a welcoming entry with a walk-in closet, a bright, open-concept layout with updated flooring (2022), a separate living room with cozy gas fireplace, a welcoming family room and a stylish kitchen ideal for gatherings. A mudroom off the double garage adds everyday convenience. Upstairs, the private primary suite boasts a spacious walk-in closet and spa-like 5 piece ensuite with soaker tub, while two additional bedrooms and a convenient upper-level laundry room with a new washer/dryer (2023) complete the level. The fully finished lower level extends your living area with two more bedrooms, a home office/exercise room, large rec room and half bath - an ideal retreat for teens or guests. Outdoors, enjoy a new back deck (2024) and a fenced backyard with room to garden, play, or entertain. The double garage with inside entry and paved private double driveway add everyday functionality. New roof (2018) with 40 year, transferable warranty. Recent upkeep includes gas range servicing (2025), carpet cleaning (2025), gas fireplace servicing (2024) and furnace maintenance (2023). Situated in the highly sought-after eQuinelle community, residents enjoy an active lifestyle with access to a championship 18-hole golf course, a clubhouse with pool, restaurant, scenic walking and biking trails, and paddle sports along the beautiful Rideau River. Quick access to Highway 416 for an easy commute. Discover a lifestyle of comfort, community, and leisure in this move-in ready home.



## OVERVIEW

### **2 storey home, 3+2 bedrooms, 4 bathrooms**

Attached double car garage with inside entry, covered front porch, back deck with gazebo. Fully fenced back yard, walkable to Kemptville amenities.

**Lot Frontage:** approx 42 feet

**Taxes/Year:** \$5281/2024

**Year Built:** 2007

### **Sewer + Municipal Water**

Rentals:

- **Hot Water Heater, Enercare (\$42.74/month, 2023);**
- **Reverse Osmosis, Enercare (\$20.41/month, 2023);**
- **Water Softener, Enercare (\$34.29/month, 2023)**



## IMPROVEMENTS

- Back Deck (2024);
- Maytag Dishwasher (2023);
- Washer/Dryer (2023);
- Microwave (2021);
- Luxury Vinyl Plank Flooring (2022) \*Note: Original hardwood left underneath LVP on main level (not kitchen, mudroom, bathroom, entryway);
- Roof (2018);
- Wall oven (2016);
- Sump pump (2007);
- Carpet (2007);
- Windows (2007);
- Gas Range and Range hood (2007);
- Fridge (2016).

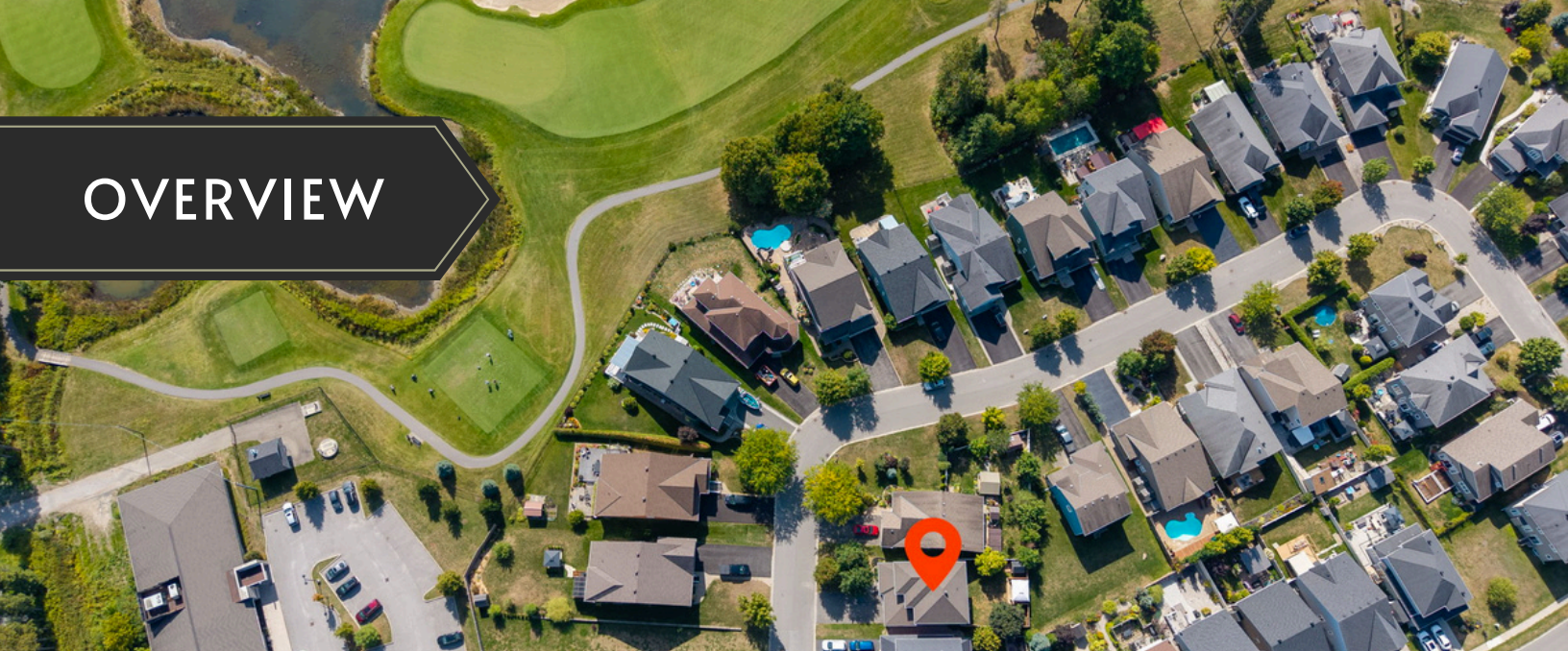


## INCLUSIONS

Fridge; Gas Range and Range Hood; Microwave; Dishwasher; Freezer (garage); Washer; Dryer; Smoke Detectors; All Window Coverings/Blinds; Shed; Gazebo (as-is); Front Door Keypad Entry; Garage Door Opener and Remotes (2); Central Vac (rough in only).



# OVERVIEW



**SHOPPING & GROCERIES**

**KEMPTVILLE**

**RESIDENT'S CLUB**  
RESTAURANT, SPORTS, POOL

**EQUINELLE GOLF**



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## EXTERIOR



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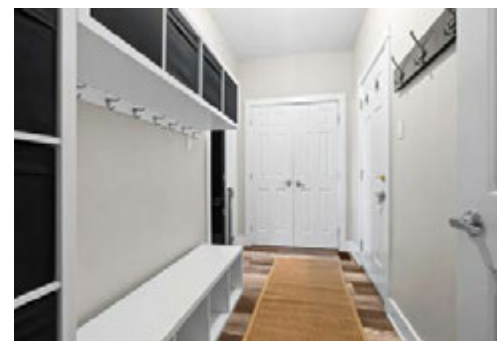


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## MAIN LEVEL



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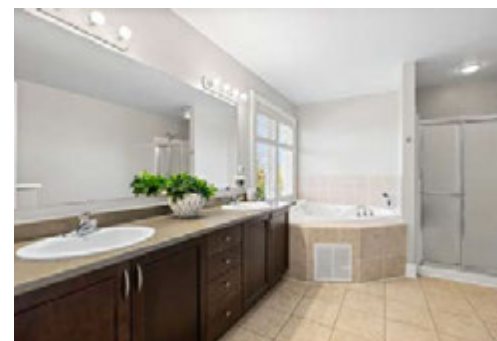
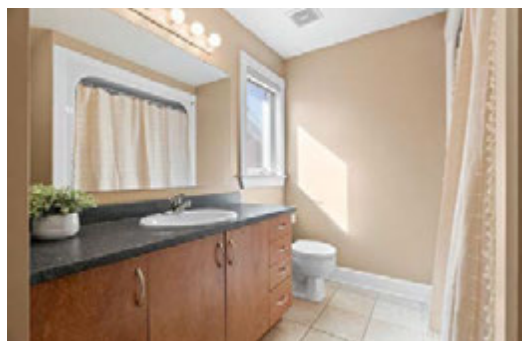
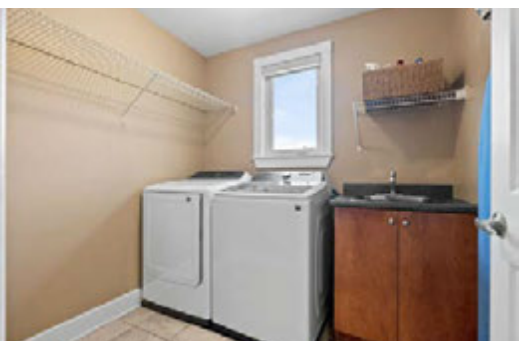


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## UPPER LEVEL



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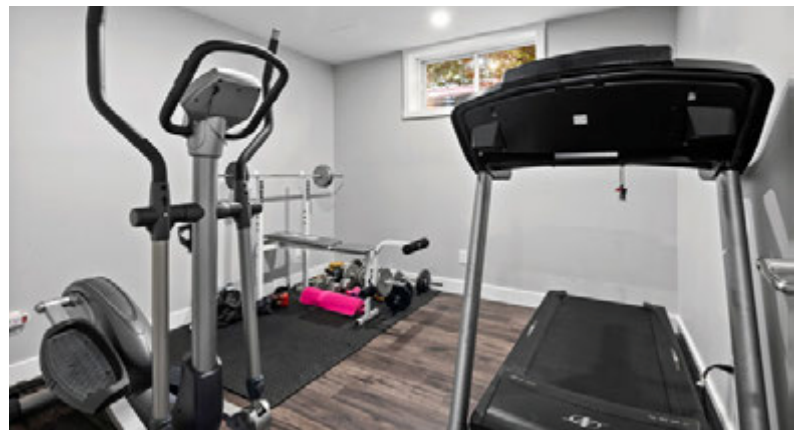
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## LOWER LEVEL



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