

A Private, Double-Gated Estate at Magna Golf Club

A PRIVATE FAMILY ESTATE BY RICHARD WENGLE AT ADENA MEADOWS

24-HOUR SECURITY PATROLS · GATED COMMUNITY ENTRANCE AND A SEPARATE, REMOTELY OPERATED PRIVATE ESTATE GATE

Estate 38 is located in Adena Meadows, the private residential community within Magna Golf Club. Comprising just 37 residences, the community has a staffed entrance and 24-hour security patrols. Beyond the community gate, the property has its own remotely operated entrance gate, creating two successive levels of gated access. Together, these provide added privacy and security for everyday living, family arrivals and departures, and visiting guests.

Designed by renowned architect Richard Wengle, the residence comprises approximately 24,495 square feet across three levels.* The second floor features two principal suites, five additional bedrooms with ensuite bathrooms, a dedicated children's study and a separate sitting room for the guest accommodation. This layout gives family members their own private spaces while also accommodating multigenerational living. The lower level includes two further bedrooms with ensuite bathrooms, together with kitchen facilities, and can accommodate live-in household staff in a separate living area.

Approximately C\$2 million has been invested in landscaping, with an overall plan encompassing the arrival court, outdoor terraces, outdoor swimming pool, children's playground and cabana. Separate indoor and outdoor pools provide for year-round swimming indoors and outdoor enjoyment in summer. The cabana is currently used as a separate fitness space, allowing recreation, exercise and family activities to take place within the property.

*Architect-reported combined area; includes pool/cabana areas in the ground-floor schedule. See the area notes on page 7.

The Setting & Connections

MAGNA GOLF CLUB / HIGHWAY ACCESS / PRIVATE SCHOOLS

MAGNA'S PRIVATE SETTING, WITH CONVENIENT CONNECTIONS

Magna Golf Club is a distinctive private golf club in Aurora. Estate 38 combines the quiet, low-density setting of a golf estate community with convenient transport connections. From Highway 404's Exit 45 at Aurora Road / Wellington Street, the entrance to Magna Golf Club is approximately a three-minute drive.

WELL-KNOWN PRIVATE BOYS' AND GIRLS' SCHOOLS NEARBY

Aurora is also an important centre for private school education north of Toronto. St. Andrew's College, a well-known boys' school, and St. Anne's School, a girls' school, are both located in Aurora, offering families with children of different ages access to well-regarded single-sex education options.

Estate 38 offers more than residential space and amenities. It brings together the elements of a complete family living environment: the security and privacy of two levels of gated access, a layout suited to multigenerational living, an established golf community, extensive outdoor living spaces and quality private schools nearby.

School admission is subject to each school's requirements and availability. Golf club membership and playing privileges are not included with the property and must be arranged separately.

Location references: Magna Golf Club directions | St. Andrew's College | St. Anne's School

Privacy & Architecture

CONTROLLED ACCESS AND A DISTINCTIVE ADDRESS

01 **DOUBLE-GATED PRIVACY**

A security-staffed community gate is complemented by the residence's own remotely operated private gate.

02 **24-HOUR SECURITY PATROLS**

Round-the-clock community patrols supplement the staffed entrance.

03 **AN ENCLAVE OF JUST 37 RESIDENCES**

A low-density estate community with a limited number of homes.

04 **THE MAGNA GOLF CLUB SETTING**

An Adena Meadows address within the private golf-community environment.

05 **ARCHITECTURE BY RICHARD WENGLE**

A custom residence designed by Richard Wengle.

06 **APPROXIMATELY 24,495 SQ FT ACROSS THREE LEVELS**

Architect-reported combined area for family living, entertaining and recreation. Area definitions appear on page 7.

07 **ELEVATOR ACCESS TO ALL THREE LEVELS**

Convenient circulation between the home's principal floors.

Family & Guest Accommodation

PRIVATE SUITES AND SPACES TO SPEND TIME TOGETHER

08 DUAL PRINCIPAL SUITES

Two second-floor principal suites provide separate private accommodation for a multigenerational household.

09 FIVE ADDITIONAL SECOND-FLOOR ENSUITE BEDROOMS

Each additional bedroom has its own bathroom for family members or overnight guests.

10 NINE ENSUITE BEDROOMS IN TOTAL

Seven second-floor bedrooms, including the two principal suites, plus two on the lower level.

11 ACCOMMODATION FOR LIVE-IN HOUSEHOLD STAFF

Two lower-level ensuite bedrooms, together with kitchen facilities, can accommodate live-in household staff in a separate living area.

12 A DEDICATED CHILDREN'S STUDY

A separate space for schoolwork and quiet study.

13 A SEPARATE SITTING ROOM FOR GUESTS

A separate sitting room serving the guest accommodation.

14 FORMAL DINING ROOM

A dedicated setting for family celebrations and hosted dinners.

15 GENEROUS FAMILY GATHERING SPACES

The great room accommodates everyday family time and relaxed entertaining.

Landscape & Recreation

INDOOR AND OUTDOOR AMENITIES FOR EVERY SEASON

16 APPROXIMATELY C\$2 MILLION INVESTED IN LANDSCAPING

Owner-reported expenditure on the grounds and outdoor living spaces.

17 OUTDOOR SWIMMING POOL

A focal point for summer recreation and poolside gatherings.

18 CABANA FITNESS SPACE

The separate cabana is currently used as a gym.

19 OUTDOOR TERRACES AND ENTERTAINING AREAS

Outdoor spaces extend the home's gathering and relaxation areas into the grounds.

20 DEDICATED CHILDREN'S PLAYGROUND

A play area within the property's own grounds.

21 INDOOR SWIMMING POOL

An independent indoor pool supports swimming throughout the year.

22 PRIVATE THEATRE

A dedicated room for film viewing and home entertainment.

23 SEPARATE YOGA STUDIO

A designated space for yoga, stretching and quiet exercise.

Equipment & Estate Support

PRACTICAL FEATURES FOR EVERYDAY OPERATION

24 **GAGGENAU AND WOLF APPLIANCES**

Kitchen appointments featuring Gaggenau and Wolf.

25 **SIX-CAR GARAGE ACCOMMODATION**

Two garage wings, each configured for three vehicles.

26 **BACKUP GENERATOR**

Backup power support for the residence.

27 **THREE SEPARATE LAUNDRY ROOMS**

Distributed laundry facilities support family, guest and household needs.

28 **FOUR SEPARATE MECHANICAL ROOMS**

Dedicated equipment spaces support maintenance and servicing.

29 **LANDSCAPE IRRIGATION SYSTEM**

A dedicated irrigation system supports lawn, planting and landscape care.

30 **NEWLY INSTALLED WHOLE-HOME WATER FILTRATION**

A recently installed filtration system serves the home's domestic water supply.

31 **DEDICATED STORAGE AREAS**

Storage for household supplies, seasonal items and estate operations.

Area Schedule & Notes

ARCHITECT-REPORTED FIGURES / PROPERTY INFORMATION

Basement	6,585.47 sq.ft.
Ground floor	10,542.26 sq.ft.
Second floor	7,367.56 sq.ft.
Above-grade total	17,909.82 sq.ft.
Combined three-level total	24,495.29 sq.ft.

AREA DEFINITION

The figures above were supplied by the architect. The architectural ground-floor schedule includes pool/cabana areas. The combined figure is not a verified measurement of finished living space. Buyers should independently verify areas and their inclusions.

GOLF CLUB MEMBERSHIP

Membership and playing privileges at Magna Golf Club are separate from the property purchase and must be arranged independently with the club.

COMMUNITY, LANDSCAPING AND EQUIPMENT

The residence count, security arrangements, landscaping investment and updated equipment details are owner-reported. The approximately C\$2 million landscaping expenditure is not an independent valuation.

SCHOOLS AND TRAVEL TIME

School admission is separate from property ownership and subject to the schools' processes. The approximate three-minute drive is an owner estimate from Highway 404 Exit 45 to the club entrance; actual times vary.

PROPERTY INFORMATION

Descriptions are provided for information and should be independently verified. This brochure does not replace an inspection, measured floor plan or detailed equipment inventory.