



2436 County Road 18 | Kemptville

\$774,900

RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.

Information herein deemed reliable but not guaranteed.

Foyer



Living Room



Living Room



Eating Area



Information herein deemed reliable but not guaranteed.

Kitchen



Kitchen



Kitchen



Home Details

- Welcome to this charming 4-bedroom, 2-bathroom family waterfront home nestled on the south branch of the Rideau River (Kemptonville Creek).
- Enter the home into a foyer featuring luxury vinyl floors, a coat closet, updated window & an inviting front door. The addition of a french door creates a seamless transition from the entryway to the home.
- The spacious living room offers a comfortable place for family to gather, bathed in natural light, a large window provides a picturesque view of the front yard, oak hardwood floors exude warmth & elegance & crown moldings.
- A stunning new chef's kitchen featuring two tone cabinets, countertops with Vicostone quartzite, tiled backsplash, undermount double granite sink, a motion-activated & voice-activated faucet, ceramic flooring tiles, new light fixtures, pot-lights, sconce lighting & a window nicely positioned over the sink with a view of the outside. The abundant cabinets provide ample storage and are slow-close, along with the pot & pan drawers. The large built-in pantry has lower pull outs. The renovation included all-new wiring, outlets, & switches. Included are premium stainless steel appliances; Refrigerator, two-door range, microwave with hood fan & dishwasher.

Home Details

Main Floor

- The eating area seamlessly extends from the kitchen. It includes built-in display cabinets, wine fridge with different temperature control for red & white wines, wine racks provide additional storage for your collection & quartzite countertops. Plenty of space for a family table.
- The family room was completely renovated allowing for abundant natural light & offers great views of the backyard. Radiant in floor heating with premium vinyl flooring was chosen for its durability & contemporary look. The walls were upgraded with new drywall & paint, a wood accent wall adds a touch of character & warmth. A lighting/ceiling fan with remote control & custom transitional shade privacy blinds complete the room, making it a perfect place to unwind or entertain.
- Exit the family room to the landscaped backyard complete with approximately a 1100 square foot back deck, sanded and stained & solar lighting installed. Perfect entertaining space complete with gazebo to enjoy those summer days and evenings.
- The renovated powder room has quality ceramic tile floor, vanity with sink & faucet, toilet & ceiling fan.

Second Level

- Hardwood staircase leads to the upper level offering quality laminate floors in the hallway and bedrooms.
- The primary bedroom is a well-designed haven featuring a spacious layout, a large picture window, ample storage & thoughtful details such as custom blinds & crown moldings. This combination creates a comfortable & pleasing retreat within the home.
- There are 3 other good-sized bedrooms with ample closets, custom blinds and crown moldings.
- The 2019 renovation of the main bathroom introduced modern & luxurious elements, from the floating vanity & glass-enclosed shower to the advanced bidet toilet. These features, along with the thoughtful design choices & recent window installation, collectively create a stylish, functional & up-to-date bathroom space.

Basement Level

- The basement level offers a generous sized recreation room perfect for family movie night & features quality laminate flooring.
- The Gym was renovated in 2023 with new drywall, pot lights, outlets & framed in drain pipes on both walls with drywall.
- The laundry room was renovated in 2022 with new premium vinyl flooring, countertop with cabinets lower & upper, backsplash tile, pulls, paint, lighting, framed in & dry walled with access panels to conceal melange of all drain piping leading to septic.

Other Details:

- Installed on the whole exterior were new horizontal and vertical Kaycan represent a significant investment in both functionality and curb appeal. The combination of new siding, insulation, window flashing, soffit & fascia modernizes the appearance of the property.
- Installed - a new well 119 feet depth, well cap, water pump, water lines & pressure tank, sealed / chlorinated.
- Installed - a new septic system including tank, septic field bed, sand, excavation & plumbing lines.
- Installed and upgraded comprehensive security system with door contacts, motion sensors, glass break sensors, exterior cameras covering whole property, upgraded to gsm/cellular monitoring service (fire and burglary) from old land line (system professionally monitored), new keypads and panels, smartphone app remote access / functionality.

Home Details

- Installed a new HVAC system with natural gas line brought to the house & meter installed, natural gas 60,000 btu Carrier furnace & central air conditioner, duct work, venting & furnace/AC water drain lines.
- Installed new whole home Generac generator 18kw, upgraded electrical service from 100 to 200amp, added new additional 100amp electrical panel, buried pvc conduit underground from street connection to house (also did internet cable wire feed with upgraded RG-11 ultra low loss coaxial cable wire & independent pvc conduit & moved hydro meter from interior to exterior of garage as required by Hydro One.
- The landscaped front & backyards, create a pleasant and inviting outdoor space for relaxation & entertainment.
- Workshop Shed in backyard is approximately 29'3" x 10'8" makes a great workshop or storage shed for the outdoor toys.
- Parking available in the driveway for up to 8 vehicles, convenience is coupled with ample space for residents and guests alike.

Community Details:

- Located just a short distance from Highway 416 it provides easy access to Ottawa.
- Kemptville, situated just south of Ottawa, embraces a family-friendly atmosphere with a delightful rustic country feel that seamlessly integrates with modern living. The town is marked by its lush green surroundings, contributing to a growing & vibrant community.
- Enjoy proximity to a range of amenities, making daily life convenient & enjoyable. Major retail stores such as Walmart, Canadian Tire, LCBO, Independent Grocer & Food Basics are just a stone's throw away, ensuring that shopping for essentials is a breeze. Additionally, the area boasts a diverse selection of restaurants, providing culinary options for every taste.
- For families, the home is close to schools & the municipal center features facilities for various sports activities, including arenas, football & soccer fields. The educational landscape is enriched by the presence of Guelph University's Kemptville Campus Education & Community Centre, a multi-use facility that serves both the local community and the surrounding area.

Family Room



Family Room





Staircase



Primary Bedroom



Primary Bedroom

Room Sizes

Main Floor

Foyer -	5'0" x 4'11"	Powder Room -	8'11" x 7'3"
Living Room -	19'2" x 16'11"	Kitchen -	17'7" x 11'6"
Eating Area -	11'7" x 10'0"	Family Room -	15'1" x 12'2"

Second Level

Primary Bedroom -	11'8" x 10'9"	Bedroom #2 -	12'5" x 9'6"
Bedroom#3 -	10'8" x 8'1"	Bathroom -	6'10" x 6'7"
Bedroom#4 -	11'7" x 7'7"		

Lower Level

Recreation Room -	20'0" x 10'9"	Gym -	15'9" x 11'0"
Laundry Room -	11'0" x 10'5"	Utility Room -	11'2" x 5'9"

Information herein deemed reliable but not guaranteed.

Main Bathroom



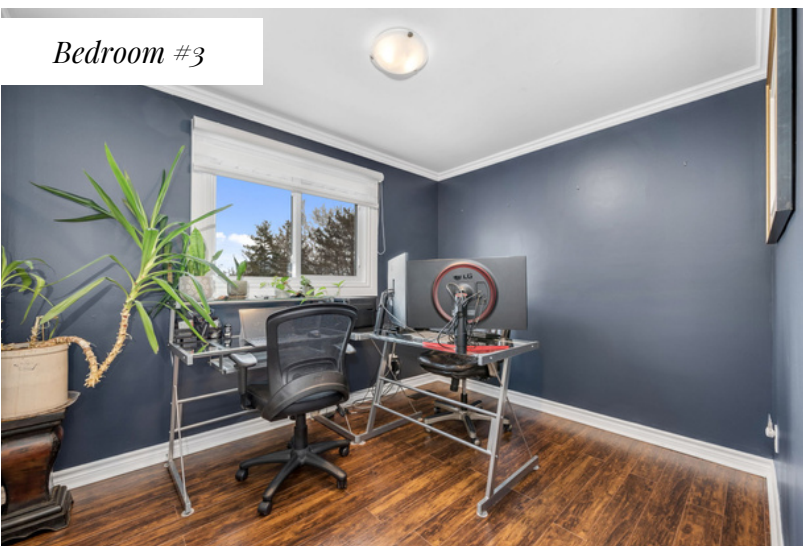
Main Bathroom



Bedroom #2



Bedroom #3



Bedroom #4



Information herein deemed reliable but not guaranteed.

Gym



Laundry Room



Recreation Room



Workshop



Creek - Winter



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Home Details

Year Built: 1964 Approximately

Property Taxes: \$3496.55 2023

Legal Description: PT LT 24 CON 3 OXFORD AS IN PR197114; NORTH GRENVILLE

Inclusions: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer, Wine Fridge, Alarm System, Auto Garage Door Opener, Marathon Hot Water Tank, Water Treatment, Window Blinds, generator, sump pump, well pump, gazebo, all attached shelving, radiant floor heating, reverse osmosis machine and workshop in backyard.

Rental Equipment: None

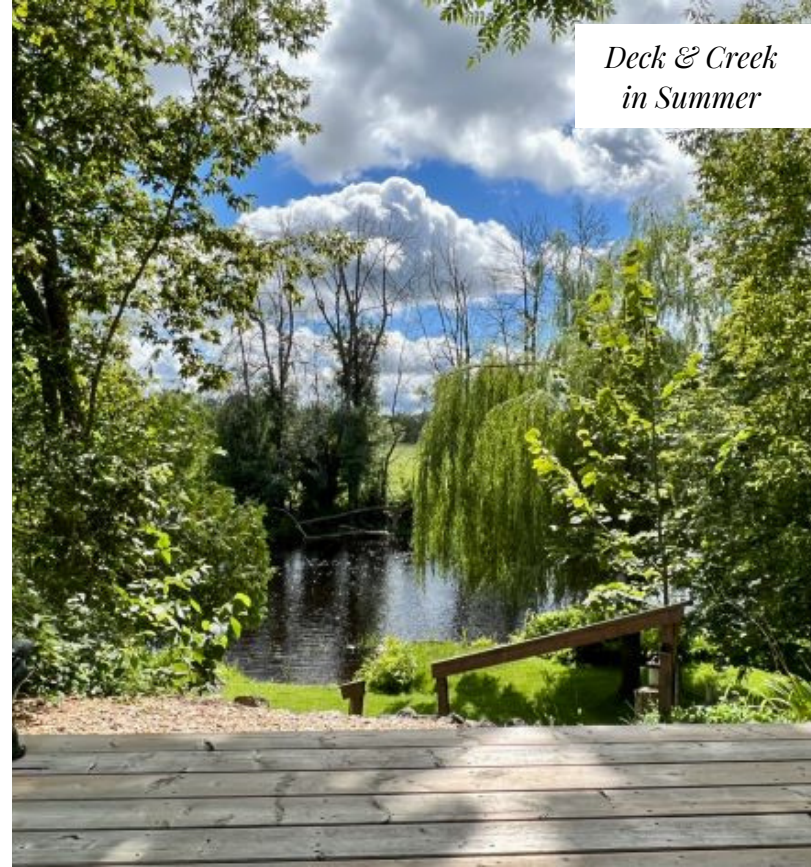
Possession: TBD

Alarm Monitoring: To be discharged.

Exclusion: Driftwood above door in family room



Deck



*Deck & Creek
in Summer*



Creek - Summer



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