



2905 wellington road

KEMPTVILLE • 3 BEDS • 3 BATHS

This breathtaking half-acre property has been extensively updated. If you've ever dreamed of owning waterfront property in a charming town like Kemptville, then look no further.

let's talk • 613-369-8314 • info@rachelhammer.com



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Hardwood floors extend throughout the formal living, dining, and kitchen areas. The classic kitchen offers crisp white cabinetry, glass-front uppers, quartz countertops, a built-in butcher block section, and farmhouse sink. The island, outfitted with soft-close pots-and-pans drawers, provides additional seating for three. In summer, enjoy grilling on the two-tiered backyard deck. The large family room enjoys walk-out access to the lower tier of the deck, and draws in lots of natural light through the upgraded windows. Here you'll find a wood-burning fireplace with stonework hearth, abutted by built-in bookshelves and cabinets.

Upstairs, stylish laminate floors extend into the large master bedroom. Equipped with a large walk-in closet and ensuite,

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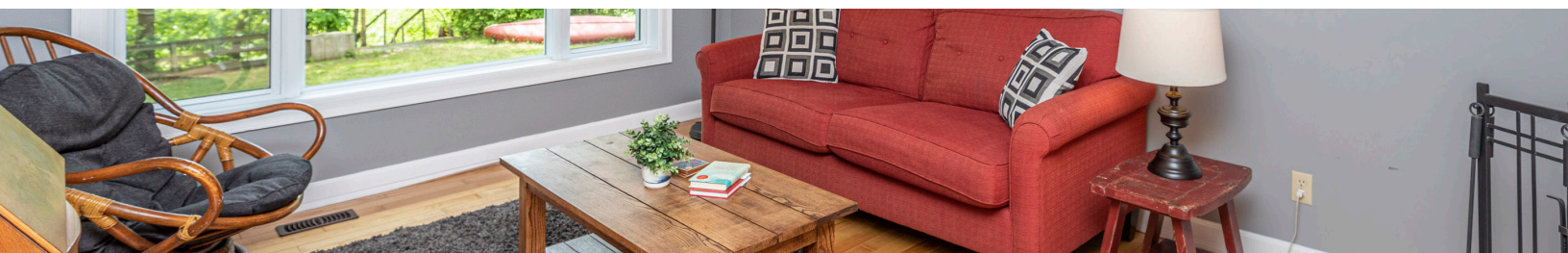
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this private retreat offers a large shower and plenty of counter space. Across the hall, two additional bedrooms share access to the full bathroom.

The finished basement extends your family's living space with room to play. Perfect for a recreation room or hobby space, this carpeted area has the flexibility to meet your family's needs.

The backyard, made truly private by mature trees and shrubs, offers lots of space for play or gardening. A platform and staircase lead down to your private dock. Enjoy an afternoon sitting on the dock with a great book. Kemptville Creek is wonderful for canoeing and kayaking, among other water sports.

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Living Room	Main	14'1" x 11'10"
Dining Room	Main	13'5" x 10'9"
Sitting Room	Main	9' x 8'3"
Kitchen	Main	14'5" x 12'7"
Family Room	Main	18'9" x 11'1"
2-Piece Bath	Main	5'10" x 4'11"
Master Bedroom	Second	18'9" x 11'10"
3 Piece Ensuite	Second	7'8" x 6'6"
Walk In Closet	Second	6'8" x 5'3"
Full Bath	Second	8'1" x 8'1"
Bedroom	Second	12'8" x 8'2"
Bedroom	Second	12'7" x 10'1"
Laundry Room	Lower	8'5" x 5'8"
Recreation Room	Lower	22'10" x 11'10"

Taxes \$4,435 / 2020

Includes

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Light Fixtures, Central Vacuum and Accessories.

Features

- Private dock with access to Kemptville Creek.
- Half-acre lot with mature trees for privacy.
- New furnace and ductwork (2015) and air conditioner (2019).
- Close to downtown, highway access, walking trails, and more.

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