



# 14 jayland drive

KEMPTVILLE • 4 BEDS • 2 BATHS

Come home to this updated family home, situated on a generous lot with mature trees. This quiet subdivision is just a short distance from shopping, restaurants, and other great amenities in Kemptville.

let's talk • 613-369-8314 • [info@rachelhammer.com](mailto:info@rachelhammer.com)



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Beautifully maintained ash hardwood floors appoint the main living area of this hi-ranch home. The large living room provides ample space for your family to gather. The kitchen offers a highly functional design, with lots of counter surface and a pantry wall for your storage needs. The dining room enjoys walk-out access to the backyard deck.

Hardwood floors continue into the three bedrooms on this level. The full bathroom is renovated with a modern vanity and faux-wood tiling. The large master bedroom enjoys a private ensuite bath, with lots of counter space and a glass standing shower.

Downstairs, an additional living area extends your family's space to relax and play. Across the landing, a large bedroom with double closet enjoys additional privacy.

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Foyer	Main	6'2" x 5'4"
Living Room	Main	16'8" x 15'10"
Dining Room	Main	11'7" x 11'3"
Kitchen	Main	12'6" x 11'8"
Master Bedroom	Main	13'10" x 12'7"
3 Piece Ensuite	Main	8'11" x 5'11"
Full Bath	Main	8'10" x 6'1"
Bedroom	Main	11'2" x 10'8"
Bedroom	Main	10'8" x 10'4"
Bedroom	Lower	12'7" x 10'10"
Recreation Room	Lower	14'11" x 13'6"
Bonus Room	Lower	12'9" x 10'2"
Storage Room	Lower	24' x 13'2"
Laundry Room	Lower	21'9" x 13'7"

Taxes \$3,383 / 2019

## Includes

Refrigerator, Stove (as is), Microwave, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Light Fixtures, Dehumidifier, BBQ, Extension Ladder, Garbage Storage Box, Automatic Garage Door Opener (as is).

## Features

- Potential to add fifth bedroom on the lower level.
- Two-tiered backyard deck with pergola and plenty of space for outdoor seating.
- Renovated full bathroom with faux-wood tiling, a modern vanity, and tub/shower.
- Oversized double-car garage.

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