

\$1,399,000 - 2124 Cty Rd 18 Road S, North Grenville

MLS® #X12282211

\$1,399,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

803 - North Grenville Twp (Kemptville South),
North Grenville, Ontario

Rare Executive Custom-Built Home Located on the South Branch of the Rideau River, this exceptional home offers approx 4800 square feet of space on a stunning 7+ acre waterfront property. Designed to capture breathtaking south-facing views, this home is perfectly positioned to enjoy spectacular morning sunrises and nature viewing from nearly every room. The main level boasts 2,400 square feet of open-concept living with vaulted ceilings in the great room and spacious eat-in kitchen and dining area and access to a four season sunroom. The kitchen features granite counter tops, cooktop and built in oven with generous cupboard space, including access to a butlers pantry .The main area also boasts a large primary suite with a walk-in closet and a 5 piece ensuite with a built-in vanity, . Additional rooms on the main level include 2 additional bedrooms , laundry room, mudroom and a 2 piece bathroom. A grand curved staircase leads to approx 1500 square feet of finished living space which includes a large rec room with a kitchenette/bar area, 2 well sized bedrooms, and a 5 piece bathroom which makes this area a self contained living space for relaxation or entertaining. Additional mechanical and Storage room .A highly efficient ground-source geothermal heating and cooling system combined with lower level in-floor radiant heating ensures energy efficient comfort all year round. The attached oversized two-car garage is insulated and



provides inside access to both upper and lower levels, while a detached single car garage offers additional storage and workshop space. Outdoor living is just as impressive with a generous upper deck and a lower patio area overlooking the South Branch of the Rideau River. This rare executive home seamlessly combines energy efficiency and natural beauty, making it a truly exceptional find. . To fully appreciate the property make sure to view the attached videos (id:6289)

Essential Information

Listing #	X12282211
Price	\$1,399,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2124 Cty Rd 18 Road S
Subdivision	803 - North Grenville Twp (Kemptville South)
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Amenities

Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Sloping, Rolling, Sump Pump
Parking Spaces	20
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	Direct Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances Garage door opener remote(s), Oven - Built-In, Water Heater, Water softener, Range, Dryer, Freezer, Washer, Two Refrigerators

Heating Electric, Geo Thermal Heat Pump, Not known

Cooling Central air conditioning, Air exchanger

of Stories 1

Has Basement Yes

Basement Walk out

Exterior

Exterior Vinyl siding, Brick Facing

Exterior Features Landscaped

Lot Description 719.5 x 726.2 FT ; Lot Irregular|5 - 9.99 acres

Foundation Concrete

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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