

\$849,000 - 1565 Lindsay Road, North Grenville

MLS® #X12313126

\$849,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to this one-owner, custom-built raised brick bungalow, offering over 3,100 square feet of living space, perfectly situated on 6.5 acres of landscaped grounds w/mature trees, gardens & manicured lawns. Built in 1985 w/exceptional craftsmanship, this home is constructed w/solid floor joists on 12" centers, ensuring lasting durability. A spacious foyer w/dual closets & convenient half bath provide direct access to the backyard & oversized, insulated, heated double garage (23' x 22'). Upstairs, a bright open-concept living & dining room features vaulted ceilings & skylight that fills the space w/natural light. The large eat-in kitchen offers solid oak cabinetry & opens to a deck overlooking the expansive backyard. Three generously sized bedrooms & full 4-piece bath w/separate toilet & tub area complete this level. The lower level is designed for flexibility, w/fourth bedroom, extra-large family room, & dedicated laundry/storage area. Outdoors, enjoy summer in the fully fenced 18' x 36' in-ground pool, renovated in 23 & surrounded by an interlock patio. A massive 30' x 60' outbuilding w/its own driveway provides endless possibilities for contractors, hobbyists, or a home-based business, bonus additional 12' x 14' storage shed. A major highlight of this property is its solar panel system under the Ontario Hydro MicroFIT program, generating approximately \$1,000 per month w/about 5 years remaining on the transferable contract (Buyer to confirm).



Average hydro costs of just \$250/month, the solar income significantly offsets household expenses making this not only a home, but also an exceptional investment opportunity. Recent updates include shingles (23), skylight (20), furnace & heat pump (24), as well as fresh paint, new laminate flooring in the main living areas (24). Located just 5 minutes south of Kemptville w/quick access to Highway 416, this property offers the perfect blend of peaceful country living, modern efficiency, & convenient city access. (id:6289)

Essential Information

Listing #	X12313126
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1565 Lindsay Road
Subdivision	803 - North Grenville Twp (Kemptville South)
City	North Grenville
Province	Ontario
Postal Code	K0G1S0

Amenities

Utilities	Electricity
Features	Solar Equipment
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water Heater, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Electric Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	715 x 396 FT 5 - 9.99 acres
Foundation	Concrete

Listing Details

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