

\$479,000 - 111 Raina Way, North Grenville

MLS® #X12412860

\$479,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

801 - Kemptville, North Grenville, Ontario

***OPEN HOUSE* SUN. OCT. 26, 2-4 PM.** This immaculate 3 bedroom, 2 bathroom townhome w/tons of upgrades, built in 2006, is located in a much sought after mature neighborhood with NO DIRECT REAR NEIGHBOR and literally steps to a great shopping mall and Hwy #416 in town. This lovely home offers rounded corner construction throughout. The new patio stone walkway and front porch invite you in to your spacious foyer where you'll find ceramic and gleaming hardwood flooring throughout the main level. The open concept Living Room offers patio doors to your private, fully fenced backyard oasis which boasts a new deck, large patio and perennial gardens for your enjoyment. The bright kitchen has numerous white, shaker style cabinetry, stainless steel appliances, double sinks, and a convenient island with additional, built in drawers. Open to the dining area this open concept main floor is perfect for all your entertaining needs. Upstairs, you'll find the primary bedroom which is huge & boasts picture windows, a large walk-in closet and a cheater entrance to the main 3 piece bath! The second and third bedrooms are generously sized with large windows and closets. The second floor laundry room is sure to please. The lower, professionally finished basement, boasts a large family room w/ two windows, flat ceilings, pot lights and tons of storage space! Upgrades include: professionally finished basement in 2015, rear roof shingles 2015, rear deck and partial fence



2023, driveway sealed 2024, upstairs bedrooms and bathroom painted 2023, front porch and patio stones 2020, new gas hot water tank rental 2022, Eavestrough 2011, A/C and water softener 2012, both bathrooms upgraded in 2014. This, move in ready townhome includes: S.S. Refrigerator, Stove, Built-in Microwave HoodFan, Dishwasher, Washer, Dryer, All Window Treatments, All Lighting Fixtures, Garage Door Opener & 2 Remotes, Water Softener. Approx. monthly utiities: Gas \$39, Hydro \$115, Water/Sewage \$133, HWT rental \$44. (id:6289)

Essential Information

Listing #	X12412860
Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	111 Raina Way
Subdivision	801 - Kemptville
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Amenities

Utilities	Electricity, Sewer
Features	Irregular lot size
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Alarm System, Dishwasher, Dryer, Garage door opener, Hood Fan, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	18.4 x 101.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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