

\$449,990 - 106 Monty Private, North Grenville

MLS® #X12414576

\$449,990

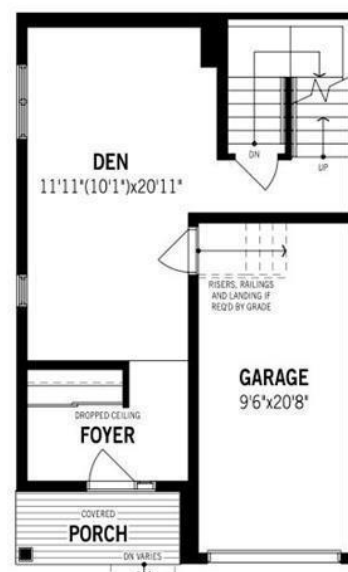
3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

END UNIT! Be the first to live in Mattamy's Floret, a beautifully designed 3-bedroom, 2-bathroom freehold townhome offering modern living and unbeatable convenience in the Oxford community of Kemptville. This 3-storey home features a welcoming foyer with closet space, direct garage access, a den, and luxury vinyl plank (LVP) flooring on the ground floor. The den on the main level can also be converted into a guest suite, making this a potential 4-bedroom home. The second floor boasts an open-concept great room, a stylish kitchen with quartz countertops, ceramic backsplash, and stainless steel appliances, a dining area, and a private balcony for outdoor enjoyment. This level also includes LVP flooring throughout and a powder room for added convenience. On the third floor, the primary bedroom features a luxurious 3-piece ensuite, while the second and third bedrooms offer ample space with access to the full main bath. A dedicated laundry area completes the upper level. The third-floor layout can be converted to a 2-bedroom, 2-bathroom configuration for additional comfort. Located in the vibrant Oxford community, this home is just minutes from shopping, restaurants, schools, highways, and the Kemptville Marketplace. **BONUS: \$10,000 Design Credit.** Buyers still have time to choose colours and upgrades! Images showcase builder finishes. (id:6289)



Floret - Ground Floor



Unselected Options: Relocate Laundry, Guest Suite in Lieu of Den
Printed on 3/24/2024

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single-family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation. Revision: 3/24/2024

[See all listings for sale in Kemptville](#)

Essential Information

Listing #	X12414576
Price	\$449,990
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	106 Monty Private
Subdivision	803 - North Grenville Twp (Kemptville South)
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Amenities

Amenities	Schools
Features	Wooded area
Parking Spaces	2
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Water Heater
Heating	Natural gas Forced air
Cooling	None
# of Stories	3

Exterior

Exterior	Brick, Vinyl siding
Lot Description	31.5 x 47.5 FT
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
----------------	--------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 28th, 2025 at 12:01am PDT