

\$749,900 - 294 Dumbrille Street, North Grenville

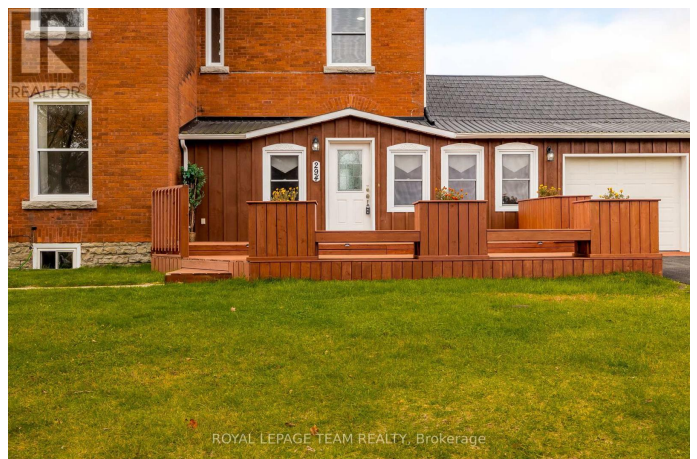
MLS® #X12418634

\$749,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

801 - Kemptville, North Grenville, Ontario

Nestled in the charming heart of Downtown Kemptville, this absolutely gorgeous Triple Brick home presents a rare opportunity for discerning buyers. Meticulously renovated from top to bottom, the residence boasts pristine new drywall throughout, complemented by elegant crown molding and soaring 12-foot ceilings that enhance the sense of spaciousness. Original, beautifully refinished baseboards add a touch of historic charm to the modern updates. Ensuring peace of mind and contemporary comfort, the home features completely updated wiring, copper plumbing, and city water and sewer lines. The thoughtfully designed layout includes two graceful staircases leading to four generously sized bedrooms, a convenient laundry room, and a spacious bathroom complete with a luxurious Jacuzzi tub. This property is also a fantastic investment opportunity, perfectly suited for use as a premium AirBnB. Its unique blend of historic charm and luxurious amenities including an indoor hot tub room and a sauna, make it a standout choice for travellers seeking a memorable, high-end experience. The four bedrooms can comfortably accommodate larger groups or multiple families, while the large, inviting decks and charming front porch offer guests a perfect space to relax and enjoy the downtown atmosphere. The front office space could even serve as a dedicated workspace for digital nomads or business travellers. Enjoy the outdoors with large, inviting decks in both the



front and backyard, perfect for relaxing or entertaining. The delightful front porch also offers a versatile office space, ideal for those seeking a home-based business opportunity. This exceptional home seamlessly blends historic elegance with modern amenities, making it a truly special find in a highly desirable location. (id:6289)

Essential Information

Listing #	X12418634
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	294 Dumbrille Street
Subdivision	801 - Kemptville
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Amenities

Amenities	Golf Nearby, Public Transit, Hospital, Fireplace(s)
Utilities	Cable, Electricity, Natural Gas Available, Sewer
Parking Spaces	10
Parking	Garage
# of Garages	1

Interior

Appliances	Water meter, Water softener, Water Heater, Dishwasher, Dryer, Garage door opener, Hood Fan, Microwave, Sauna, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	102 x 156 FT ; 0
Foundation	Stone

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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