

\$624,900 - 3031 Marlin Road, North Grenville

MLS® #X12438569

\$624,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to your private retreat in the sought-after Kemptville area where tranquility meets convenience just 5 minutes from shopping, highway access, and restaurants. This spacious 3-bedroom bungalow with large den/office offers over 1,800 sq. ft. above grade of thoughtful living on a serene 1.14-acre treed lot with amazing neighbours. Step inside and be greeted by sun-filled, open-concept spaces designed for both comfort and entertaining. The bright kitchen /Dining area with abundant cabinetry flows seamlessly into the expansive great room, creating a warm gathering place for family and friends. Solid , premium laminate floors add contemporary and modern style throughout the main level, while large windows invite natural light into every corner. The primary suite features a walk-in closet with custom organizer and a full ensuite bath .Two additional good-sized bedrooms plus a versatile den (easily a large 4th bedroom)offer flexibility for growing families or home-based professionals. Main floor laundry/mudroom potential with powder room enhances everyday convenience. Downstairs, the huge lower level provides a blank canvas with excellent ceiling height, ample storage, and quality construction. Those in the know will recognize premium materials like real plywood and kiln dried 2x10' joists. Outdoors, your private oasis awaits: lots of room with glorious yard, multiple decks for lounging, fire pit apple& plum trees bursting with delicious fruit



for summer fun, massive detached garage and a storage shed to keep everything organized completes the package. Practical updates include new paint and floor , a high-efficiency propane furnace, cozy wood stove, brand-new A/C, and smoke-free, carpet-free interior for peace of mind. Immediate or flexible possession makes moving in effortless. Whether youre seeking space, privacy, or the perfect blend of rural calm and modern convenience, this Kemptville gem delivers. 24 Hours Irrevocable on all offers. Some photos virtually staged. (id:6289)

Essential Information

Listing #	X12438569
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3031 Marlin Road
Subdivision	803 - North Grenville Twp (Kemptville South)
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Amenities

Amenities	Golf Nearby, Fireplace(s)
Utilities	Electricity
Features	Wooded area, Flat site, Lane, Dry, Level, Carpet Free, Sump Pump
Parking Spaces	10
Parking	Detached Garage, Garage, RV
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Garage door opener, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Aluminum siding
Lot Description	196.9 x 252.2 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX HALLMARK EXCELLENCE GROUP REALTY



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