

\$1,250,000 - 910 Bolton Road, North Grenville

MLS® #X12439672

\$1,250,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

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

WELCOME TO 910 BOLTON RD. You'll never want to leave this fabulous country retreat , but if you do, its just 15 minutes to the charming village of Merrickville, 20 minutes to Kemptville, or less than 30 minutes to Hwy 401 and Brockville. Professionally renovated in 2024 by Alicia Hewitt Interiors, this home features custom cabinetry including a coffee bar, a freshly painted interior with a custom color scheme, new tile and engineered hardwood flooring, and all-new interior doors and baseboards. The only untouched room is the stunning library, located just to your right as you enter. Enjoy the fully equipped pool room with a dual wood fireplace leading to the bright indoor pool (all equipment included), all new windows and door in 2021 Pool Conditioner with External Condenser unit to control water and air temperature (2020) ,complete with a convenient washroom. Upstairs, you'll find three spacious bedrooms, the primary bedroom with an ensuite featuring heated floors and huge walkin closet. The property has been pesticide- and weed killer-free for over 20 years and offers wild fruits like grapes, blackberries, rhubarb, and newly growing gooseberries, perfect for canning. Exterior updates include a re-shingled roof in 2012 with a 50-year transferable warranty and new eaves troughs with gutter guards installed the same year. The fully fenced backyard boasts a separate dog run and a large deck with access to the



kitchen and pool area. The expansive unfinished basement offers endless possibilities for customization. Enjoy year round comfort with the closed Loop Geo-Thermal Heat Pump (replaced with new model in 2023, still under warranty) Hydro monthly average is \$800. No other utility costs.
(id:6289)

Essential Information

Listing #	X12439672
Price	\$1,250,000
Bedrooms	3
Bathrooms	4.00
Half Baths	4
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	910 Bolton Road
Subdivision	803 - North Grenville Twp (Kemptville South)
City	North Grenville
Province	Ontario
Postal Code	K0G1N0

Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Dishwasher, Dryer, Freezer, Microwave, Stove, Washer, Wine Fridge, Refrigerator
Heating	Electric, Other Heat Pump, Not known

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Lot Description	247 x 538.2 Acre 2 - 4.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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