

\$1,274,500 - 3651 Burritts Rapids Road, North Grenville

MLS® #X12457525

\$1,274,500

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to 3651 Burritts Rapids Rd, circa 1840, a beautiful stone home w/addition on 5.98 acres, located along the Rideau Waterway System, UNESCO World Heritage site! This home steeped in history offers 5 bedrooms +family room, 3 bathrms & many elegant rooms for entertaining. Known as the Campbell House, home to William Campbell, a surveyor for the Rideau Canal in 1815, this residence is situated on a property that features a gentle slope to the river, an open meadow, treed areas, an in-ground pool, a viewing platform by the water & a detached triple car garage w/ loft! A semi-elliptical wood transom over the front door welcomes you to a foyer w/ century staircase & leads to an elegant dining room & living rm w/original wide baseboards, deep window sills & pine flooring. 2nd entry from side porch leads to a stunning family rm w/reclaimed river pine floors, a NG fireplace, exposed stone wall & expansive windows designed to capitalize on the water view! Mudroom & powder room on main level. The kitchen w/its Elmira stove & s/s appliances offers a bright eating area & ample cupboard space. The 2nd level showcases 5 bedrms, a four-pc bathrm, a laundry closet & a large landing area perfect for an office! The primary bedroom w/walk-in closet, pine floors & incredible water views, leads to a lovely 4-piece ensuite bathroom w/claw foot tub w/shower. For more living space take the stairs from the family room down to the lower



level recreation room w/walkout. The serene privacy of the property is sure to impress, with its beautiful grounds, mature trees, shrubs & perennial gardens. The subject property is a parkland where you can watch the sunset over the water from your own backyard. Only one lock away from 40 kms of unimpeded boating! Be a part of the vibrant Burritts Rapids community & enjoy the scenic Tip-to-Tip trail daily! An easy commute to Ottawa; the tranquility of watching boats and yachts traverse the Rideau River & substantial private acreage await. (id:6289)

Essential Information

Listing #	X12457525
Price	\$1,274,500
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3651 Burritts Rapids Road
Subdivision	803 - North Grenville Twp (Kemptville South)
City	North Grenville
Province	Ontario
Postal Code	K0G1N0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Sloping, Open space, Carpet Free
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Garage door opener remote(s), Water Heater, Water Treatment, Dishwasher, Dryer, Freezer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Wood
Exterior Features	Landscaped
Lot Description	550 x 766 FT 5 - 9.99 acres
Foundation	Stone, Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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Listing information last updated on October 28th, 2025 at 12:01am PDT