

\$825,000 - 2 Sugar Maple Way, North Grenville

MLS® #X12469504

\$825,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

802 - North Grenville Twp (Kemptville East),
North Grenville, Ontario

Welcome to the Forests of South Gower with nature at your door. Just 5 minutes to Kemptville and Hwy 416, this bungalow sits on a tranquil corner lot. The property offers appealing greenspace, and the backyard is an enchanting retreat with total privacy from neighbouring homes. A delightful walking trail is cut through the woods. The property has established gardens and a backyard storage shed and is almost 1 acre in size. The layout of the home will easily accommodate a growing family with 3 bedrooms on the main level and 2 in the basement. There are 3 1/2 bathrooms in the home. The kitchen features solid cabinetry including a full wall of cupboards for pantry and general storage. Counterspace is ample and the dishwasher is new in 2024. Adjacent to the kitchen is a full dining room with space for a larger table and buffet. Easy access is from the patio door to the large back deck for BBQing or summer dining overlooking the private backyard. The living room is a generous size with a wood burning fireplace, cove molding and windows looking out to the front yard. The primary bedroom will fit a king size suite and has a 3-piece ensuite with walk in shower. Stunning hardwood floors are throughout the main level with tile in the baths and foyers. Downstairs is fully finished and offers another level of living space. A huge family room, a spacious additional bedroom with a cheater ensuite bath and another bedroom or alternately a home



office, craft area or home gym. High speed fibre optic has been brought into the house so working from home is problem free. Water softener 2023, roof and vents 2023- fiberglass shingles with a transferrable warranty. Central AC. A natural gas automatic generator eases any worry about power outages and will run the furnace, sump pump; fridge. 2 car attached garage with inside entry to the side foyer. Double paved driveway. Utilities estimate- hydro \$110, nat gas \$120 monthly; hot water tank rental \$240 annually (billed \$60 every 3 months) (id:6289)

Essential Information

Listing #	X12469504
Price	\$825,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2 Sugar Maple Way
Subdivision	802 - North Grenville Twp (Kemptonville East)
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Flat site, Sump Pump
Parking Spaces	8
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Blinds, Dishwasher, Dryer, Garage door opener, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	195.6 x 204.7 Acre 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office COLDWELL BANKER COBURN REALTY



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