




For Sale

162 Bristol Crescent

 **Kemptville**

 **3**

 **3**

 **35.1' x 105.58'**

 **4**

Immaculate and desirable Aberdeen model proudly built by Urbandale with bonus walk out basement! Perched on beautifully graded premium lot, home stands proudly above rear neighbours offering added privacy, surrounded by trees & creek views. Brimming with style & completely move in ready - earthly colour palette, sleek black accents, upgraded flooring throughout + gorgeous decorative features. Double sided gas fireplaces anchors den & living area adjacent huge picture windows. Stunning chef's kitchen boasts long centre island, quartz counter tops, stone backsplash, pantry + sizeable eat in area adorned with shiplap accent wall. Direct access to covered second story walk out deck - perfect for BBQ season! Powder bath + mudroom off double car garage. Three well-proportioned bedrooms, two full bathrooms & large laundry room. Primary bedroom is a true retreat offering extra large walk in closet & ensuite featuring soaker tub, oversized glass super shower & double vanity. Fully finished basement provides sprawling recreation room - plenty of space for multiple uses including secondary living area, gym, hobby space, etc. Walk out access to backyard with rear privacy fence, a blank canvas to design your own oasis.

Kemptville

Join this friendly new neighbourhood in the heart of Kemptville, minutes drive & walkable to main commercial area with plenty of options for dining/shopping! Enjoy endless nature trails, parks & access to Kemptville Creek. Commuting made easy with close proximity to HWY 416!



Inclusions

- Kitchen appliances: stove(2023), refrigerator (2023), dishwasher (2023), hoodfan
- Washer (2017, dryer (2017), all light fixtures

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$200/month
- Natural Gas (Enbridge) \$200/month
- Water/wastewater: \$100/month
- Hot water heater (Enbridge): \$60/month
- Water Softener (Reliance): \$45/month
- Property taxes: \$6,240/2023



Immaculate Family Home

- Desirable Aberdeen model proudly built by Urbandale
- Bonus walk out basement
- Perched on beautifully graded premium lot
- Home stands proudly above rear neighbours offering added privacy, surrounded by trees in the back & creek views
- Brimming with style
- Completely move in ready
- Earthly colour palette
- Sleek black accents
- Upgraded flooring throughout including hardwood on main level
- Gorgeous decorative features
- Powder bath + mudroom off double car garage
- Fully finished basement provides sprawling recreation room
 - Plenty of space for multiple uses including secondary living area, gym, hobby space, etc.
- Basement provides walk out access leading to backyard with rear privacy fence, a blank canvas to design your own oasis



Modern Design

- On main floor, double sided gas fireplaces anchors den, ideal for home office, & living area adjacent huge picture windows letting the sun shine in
- Stunning chef's kitchen
 - Upgraded stainless steel appliances
 - Long centre island with overhang seating
 - Quartz counter tops
 - Stone backsplash
 - Under cabinet lighting
 - Walk in pantry
 - Sizeable eat in area adorned with shiplap accent wall
- Direct access to covered second story walk out deck – perfect for BBQ season
- Upstairs are 3 well-proportioned bedrooms, all with walk-in closets, 2 full bathrooms & large laundry room
- Primary bedroom is a true retreat
 - Extra large uniquely designed walk-in closet
 - Hotel worthy ensuite bathroom featuring soaker tub, oversized glass super shower & double vanity



Home Features, & Systems

Approximate ages

- Built by Urbandale in 2022
- Systems, 2022
 - Furnace, forced air
 - Central air conditioning
 - Roof, asphalt shingles
 - Windows & doors
 - Natural gas fireplace
- Mix of carpet & hardwood flooring
- Premium lot with walk-out basement and creek views
- Double sided gas fireplace in den/living room
- Eavestroughing installed
- Rear privacy fence

*Creek access and park to be completed in 2025.

Current direct access to the creek through use of the canoe rental business on the private road, or a short drive over the bridge to access point on other side.

Improvements & Upgrades

Approximate ages

- Upgraded kitchen cabinets & countertops
 - Kitchen island extended to make larger
- Upgraded hardwood flooring
- Upgraded carpets upstairs & in basement
- Upgraded floor tiles in both ensuite & main bathroom
- Upgraded floor tiles in front entry, powder room & mudroom
- Shiplap added to dining room wall
- Wainscotting added to one of the bedrooms
- Ceiling speakers installed in living room
- Water softening system added



**Are you ready
to make this
house your *home*?**

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