NATALIE McGUIRE HOME TEAM

For Sale

21 Kimberly Ave

📍 **Kettle Creek**

🛏 3

🛁 3

🔢 200 x 305

🅿 10 +

Nestled in the quiet & upscale neighbourhood of Kettle Creek, Kemptville, this stunning Jim McGill customized Vermont model sits on an expansive 1.4 acre lot, offering unparalleled privacy & tranquility. Tree lined driveway leads to charming two-storey home with extraordinary landscaping & lush surrounding. Oversized front porch creates a dreamy welcome to home meticulously maintained by original owners. Expansive main floor layout filled with natural light, warm hardwood, elegant crown molding/trim details & stylish light fixtures. Formal living & dining rooms flank the foyer at either side of front of home. Open concept floorplan at back of home features double sided wood burning fireplace separating family room & sunroom. Recently renovated classic white kitchen offers birch cabinetry, centre island with seating & sunny eat in space. Primary retreat sized for king bed, double walk-in closets + beautifully renovated spa like ensuite bathroom. Remarkable outdoor & seasonal spaces – breezeway leads to seasonal room lined by windows with removable plexiglass inserts. Surrounded by huge stone patio, glass doors open on either side to hot tub, BBQ area & gorgeous sitting area, partially covered by pergola, overlooking picturesque backyard lined with mature trees & breathtaking gardens.

Kettle Creek

Located in a peaceful, community-oriented neighbourhood with excellent schools, beautiful parks & walking trails. Five minutes to centre of growing Kemptville for shopping, dining & services. Close to HWY 416 for quick commuting!

Inclusions

- Kitchen appliances: stove (2023), dishwasher (2023), refrigerator (2014/2015), microwave/hood fan (2014), freezer (1992)

- Washer (2020/2021), dryer (2018), all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, alarm system, automatic garage door opener & remote, central built-in vacuum, hot tub (2018), storage shed/firewood shed (2003), water treatment, portable generator

Approximate Utility Costs

- Natural Gas (Enbridge): $130/month
- Electricity (Hydro Ottawa): $190/month
- Property taxes $7,200/2024

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HOME TEAM

Stunning
Family Home

- Customized Vermont model two-storey home
  - Built by Jim McGill in 1999
- Expansive 1.4 acre lot
- Unparalleled privacy & tranquility
- Extraordinary landscaping & lush surrounding
- Charming curb appeal with tree lined driveway
- Oversized front porch creates a dreamy welcome
- Meticulously maintained by original owners
- Home filled with natural light
- Warm hardwood throughout much of main & entire second floor
- Elegant crown molding/trim details
- Stylish light fixtures
- Outdoor & seasonal spaces are truly remarkable
- Breezeway leads to wood clad seasonal room
  - Lined by windows with removable plexiglass inserts allowing you to feel the summer breeze or keep it cozy
  - Surrounded by huge stone patio, glass doors open on either side to hot tub, BBQ area & gorgeous sitting area, partially covered by pergola & overlooking backyard
- Picturesque backyard lined with mature trees & breathtaking gardens
- Winding stone pathways, 12x12 shed, 4x8 wood storage shed, & fire pit complete the serene outdoor oasis

Classic
Design

- Expansive main floor layout
- Formal living & dining rooms flank the foyer at either side
- Open concept floorplan though back of home features double sided wood burning fireplace separating family room & sunroom
- Recently renovated classic white kitchen
  - Birch cabinetry
  - Gleaming quartz countertops
  - Centre island with seating
  - Stainless steel appliances
  - Sunny eat in space
- Thoughtfully designed mudroom off kitchen hosts laundry room & powder room + access to oversized double car garage, unfinished basement & finished bonus loft – ideal for home office or guest accommodations
- Perched at the top of the stairs awaits a comfy reading nook, beautifully renovated full bath & great sized bedrooms
  - Primary retreat sized for king bed with tons of space left over
    - Double walk-in closets
    - Beautifully renovated spa like ensuite bath with oversized glass-enclosed shower, double vanity, heated towel rack & extensive storage

Home Features, Systems & Updates

Approximate ages

- Built in 1999
- Roof, asphalt shingles, 2014
- Hot water heater - owned, 2014
- Furnace, forced air - natural gas, 2014
- LUX Programable thermostat
- Central air conditioning, 2014
- Seasonal room & shed re-shingled, 2020
- Fireplace - double sided, wood burning
  - Chimney swept and inspected, 2022
- Siding exterior
- Poured concrete foundation
- Oversized double attached garage with interior access
- Drilled well
  - Replaced well pump reservoir, 2015
- Water softener
- Septic tank, original
  - Pumped May 2022
- Sump pump & battery backup, 2013-2015
- Home is wired for Portable Generator

- Drywalled workshop in the basement, 2010
- Second floor hardwood floors installed, 2019
- Paved Driveway Alcove, 2020
- Ensuite bathroom renovation, 2020
- Kitchen & eating area renovation, 2022
- House painted - excluding loft, 2022
- Main floor bathroom renovation, 2022
- Second upstairs bathroom renovation, 2022
- Mudroom floor ceramic tile, 2022
- Front hall ceramic tile, 2022
- New lights installed in mudroom, kitchen, eating area & sunroom, 2022
- Fireplace tiles (floor & mantle) cleaned and re-grouted, 2022
- Carpet replaced on main floor, stairs to second level & basement, 2022
- Painted all exterior wood, 2022
- Window coverings in kitchen, eating area, family room & sunroom, 2023
- Exterior of house professionally washed, 2024
- Motion sensors, 2024
- Loft room painted, 2025

NATALIE MCGUIRE
HOME TEAM

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

Natalie McGuire

Sales Representative

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