



*For Sale*

# 89 Settlers Way



**Settlers Grant,  
Kempville**



**3**



**3**



**226.37 x 190.94**



**10**

Set on a generous lot, a gorgeously renovated single-family home boasts contemporary style & convenience while maintaining much original charm. Timeless curb appeal - double car garage, extra-long driveway + lovely landscaping creates a warm & inviting exterior with space for year-round enjoyment. Welcoming foyer provides a place to settle in. Layout offers tons of flexibility & versatility – den or spacious front room perfectly arranged for a multitude of uses, large formal dining space, main floor living area + a partial bath. Natural flow seamlessly leads into updated kitchen with mix of stylish wood open shelving & two toned crisp white & deep green cabinetry. Great eat in space with direct access to deck for BBQing! Upstairs, three generously sized bedrooms + two full bathrooms, including primary suite with ensuite bath featuring double vanity & glass enclosed shower. Fully finished basement offers even more versatile living space, recreation room with cozy electric fireplace, finished laundry room with bonus home gym space & plenty of storage. Backyard is a dream for families and outdoor lovers, large wood deck partially covered with gazebo. Lush grassy area provides space for kids & pets to run + incl play structure, trampoline & two storage sheds!





# Settlers Grant

Welcoming Kemptville community known for its natural beauty, family-friendly vibe, and access to trails, parks, great schools & local amenities. Enjoy nearby favourites like the Settler's Trail, Ferguson Forest Centre, a variety of shops & restaurant that make everyday living feel easy and enjoyable.

## Inclusions

- Kitchen appliances: stove (2014), dishwasher (2014), refrigerator (2014), microwave (2014), freezer (2014), custom hood fan (2022)
- Washer & dryer (2014), light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, alarm system, automatic garage door opener & remote, central built-in vacuum, play structure, 2 storage sheds, water treatment, trampoline, gazebo, hot water heater, portable electric fireplace

## Approximate Utility Costs

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$138/month
- Property taxes \$4,718/2024



## Charming Family Home

- Charming single-family home, built in 1995
- Set on a generous lot with timeless curb appeal
- Lovingly maintained & tastefully updated, this home is the perfect blend of comfort, function, & charm
- Double car garage & extra-long driveway
- Lovely landscaping with perennial gardens & mature trees
- Ample yard space that make outdoor living easy to enjoy year-round
- Bright & welcoming foyer
- Warm and inviting atmosphere
- Light-toned walls
- Mix of maple hardwood & ceramic tile flooring
- Cohesive & comfortable feel from room to room
- Just off the entry, perfect space for a home office or den
- Spacious dining area for entertaining or hosting family meals
- Backyard is a dream for families and outdoor lovers
  - Large wood deck perfect for BBQing, outdoor dining, or relaxing under the gazebo
  - Play structure, trampoline, and ample green space creating the perfect space for outdoor activities
  - Two storage sheds to keep things tidy



## Inviting Layout

- Updated kitchen
  - Stylish open wood-toned shelving
  - White shaker-style upper cabinets
  - Professionally painted deep green lower cabinets
  - White quartz countertops
  - Subway tile backsplash
  - Sink with gooseneck faucet overlooking the backyard
  - Eat-in area complemented by tasteful lighting and direct access to the backyard deck
- A step down from the eat in area, an inviting family room offers the perfect place to relax
- Three generously sized bedrooms, all with carpeted floors for added comfort + a full bathroom
  - Spacious primary suite is a true retreat with updated ensuite bathroom (2015) featuring sleek light tiling, a deep-toned double vanity with plenty of storage, and a glass-enclosed stand-up shower
- Fully finished basement
  - Recreation room
  - Cozy electric fireplace
  - Finished laundry room with home gym area
  - Plenty of storage





## Home Features, Systems & Updates

\*Approximate ages\*

- Built in 1995
- Kitchen updates & renovations, 2022
  - New subway tile backsplash, quartz countertops, custom hoodfan, & cabinets professionally painted
- Powder room renovation, 2022
- Alarm installation, 2021
- Ensuite bathroom, 2015
- Deck replaced & expanded, 2015
- Gazebo, 2016
- Hot water heater - owned, 2012
- Furnace, forced air - natural gas, 2012
  - Serviced annually
- Roof, asphalt shingles, 2011
- Central air conditioning, 2008
- Windows, 2003
  - Excluding garage
- Fireplace - electric
- Siding exterior
- Poured concrete foundation
- Double attached garage with interior access
- Drilled well
  - Located to the left of the front porch near the cedar tree
- Water softener
  - Replaced & reverse osmosis filtration installed, 2018
- Septic tank
  - Located to the right of the backyard deck when looking out from the back of the house
- Submersible Sump Pump, 2020
  - Alarm installed, 2021
- Addition of trees, plants & shrubs





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

**Natalie McGuire**

Sales Representative

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