

FOR SALE



ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

2 STOREY HOME IN VICTORIA PARK KEMPTVILLE

27 EMPRESS DR

More Info



juliaforbes.ca



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27 EMPRESS DRIVE, KEMPTVILLE

Outstanding value in this beautifully updated 3 bed, 3 bath family home on a spacious 1.6-acre corner lot with a pool in the desirable Victoria Park Village subdivision - just minutes from Kemptville's many shops, schools, and amenities.

This 2-storey home offers comfort, functionality, and a long list of thoughtful improvements, ideal for modern family living. The main floor boasts 9-foot ceilings and a blend of formal and casual living spaces. Enjoy the open-concept kitchen, eating area, and family room with direct access to the expansive rear deck (2020) complete with a pergola and bar, perfect for entertaining or quiet evenings outdoors. A formal living area, updated powder room (2022), main floor laundry / mud room, and side entrance deck (2025) add function and flexibility to the homes design. Upstairs, the generous primary suite boasts a renovated 5-piece ensuite (2025) and updated windows. Two additional bedrooms share a renovated main bath (2025), and a loft space. The fully finished basement (2023) provides additional flexible space with a rec room, home office, and gym. Numerous updates enhance both style and comfort: windows and patio door (2016-2025), paint (2024), washer (2024), shed (2023); pool (2023); dryer (2016), A/C (2021) serviced in 2023, sump pump (2024), composite front porch (2018), paved driveway (2016), landscaping/interlock (2017), water treatment system (2015), roof (2015), and furnace (2013) all serviced regularly. Enjoy summer in your spacious backyard with an above-ground pool, perfect for family fun. Located in a quiet, family-friendly neighbourhood, this move-in ready home offers privacy, space, and the perfect blend of rural charm and urban convenience. Min 48 hr irrev.



OVERVIEW

2 storey home, 3 bedrooms, 3 bathrooms

Two car attached garage with inside entry + shed + pool

Lot Approx: 279 x 308 feet

Taxes/Year: \$5533/2024

Year Built: 1999

Septic (1999, located back yard), recently pumped 2024, **Drilled Well** (cap located front of property).

Approximate Monthly Utilities:

- Hydro \$165
- Gas \$112



IMPROVEMENTS

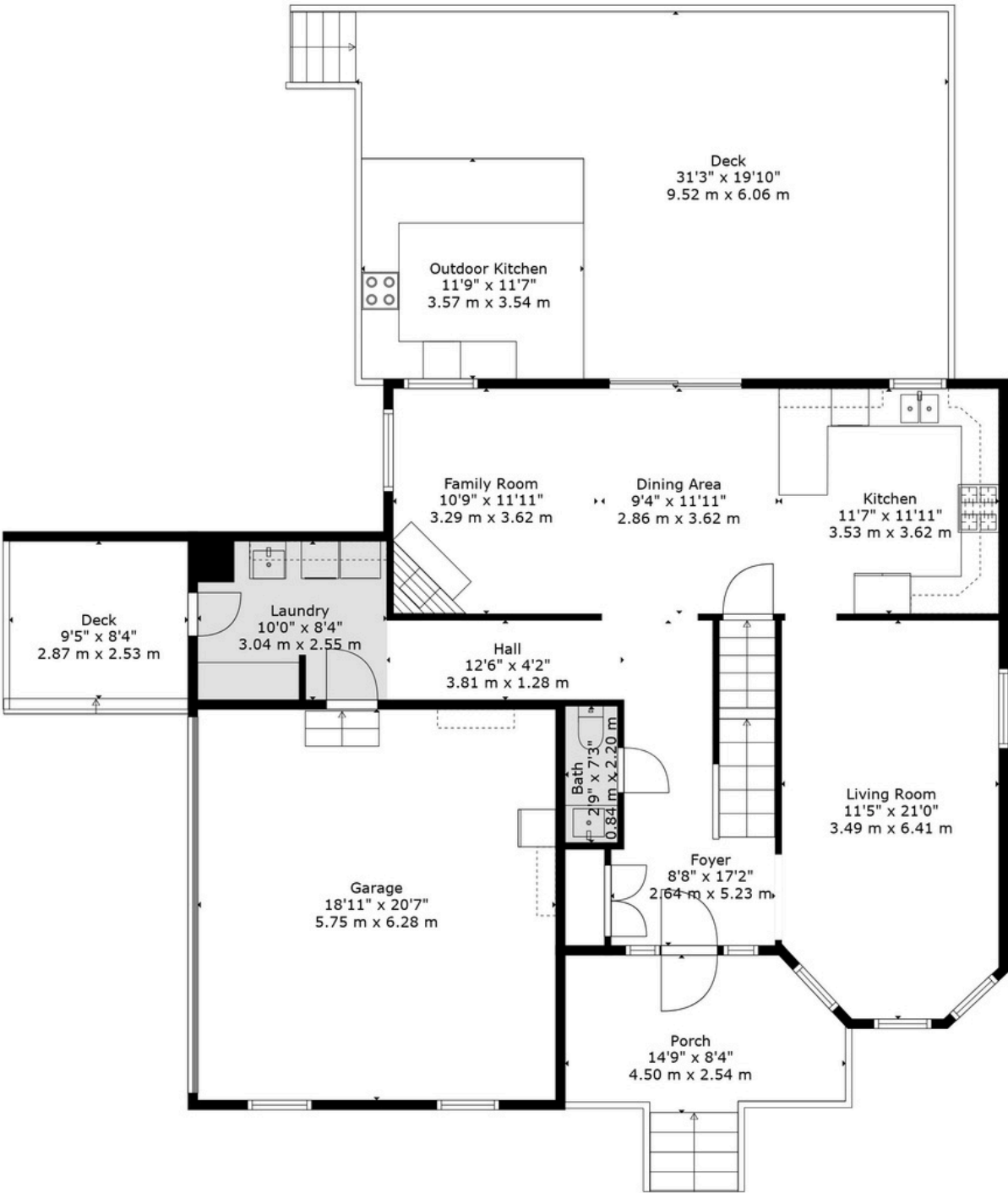
- Windows (2016-2025) - New in living room, primary bdrm, back patio door
- Side entrance deck (2025)
- Main bath reno (2025)
- Freshly painted (2024)
- Ensuite reno (2025)
- Washer (2024)
- Sump pump (2024)
- Shed (2023)
- Pool (2023)
- Finished basement (2023)
- Central AC (2021) - serviced in 2023
- Powder room reno (2022)
- Back deck and pergola (2020)
- Front deck, composite (2018)
- Driveway paving (2016)
- Ductwork cleaning (2016)
- Landscaping and interlock (2017)
- Dryer (2016)
- Water Treatment System (2014), Water Softener
- Roof (2015), previous owner
- Furnace (2013), serviced in 2021



INCLUSIONS

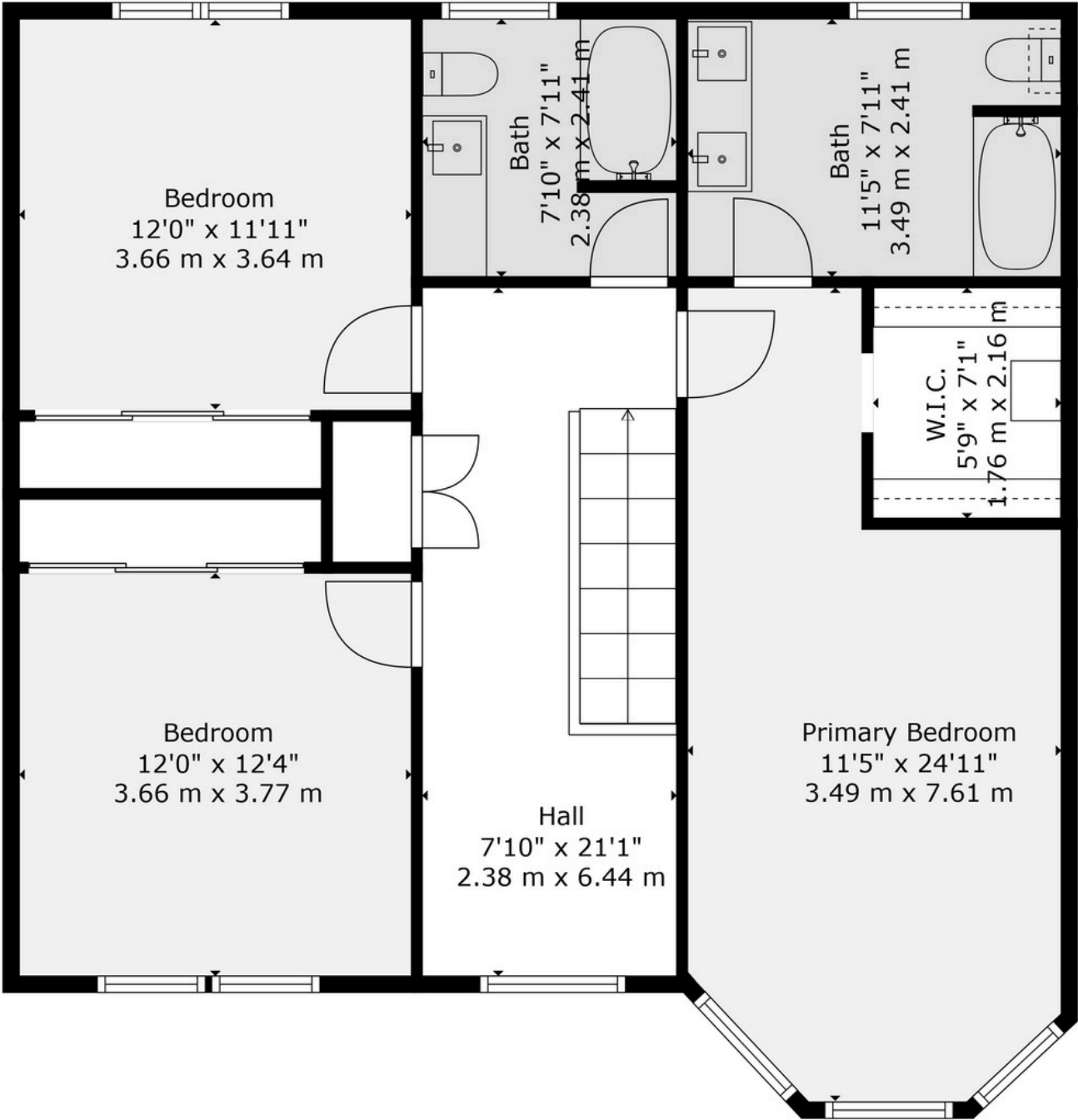
Fridge/Freezer; Gas Range and Hood; Dishwasher; Microwave; Water Treatment System; ng Furnace; Central AC; HRV; ng Fireplace; Washer; ng Dryer; Above-ground pool (as-is) and related equipment (winter cover, pump, sand filter and vacuum); Shed; Sump Pump; All window coverings and blinds; Smoke detectors; Remote Garage Door Opener and Remote (1).

FLOORPLAN
MAIN LEVEL



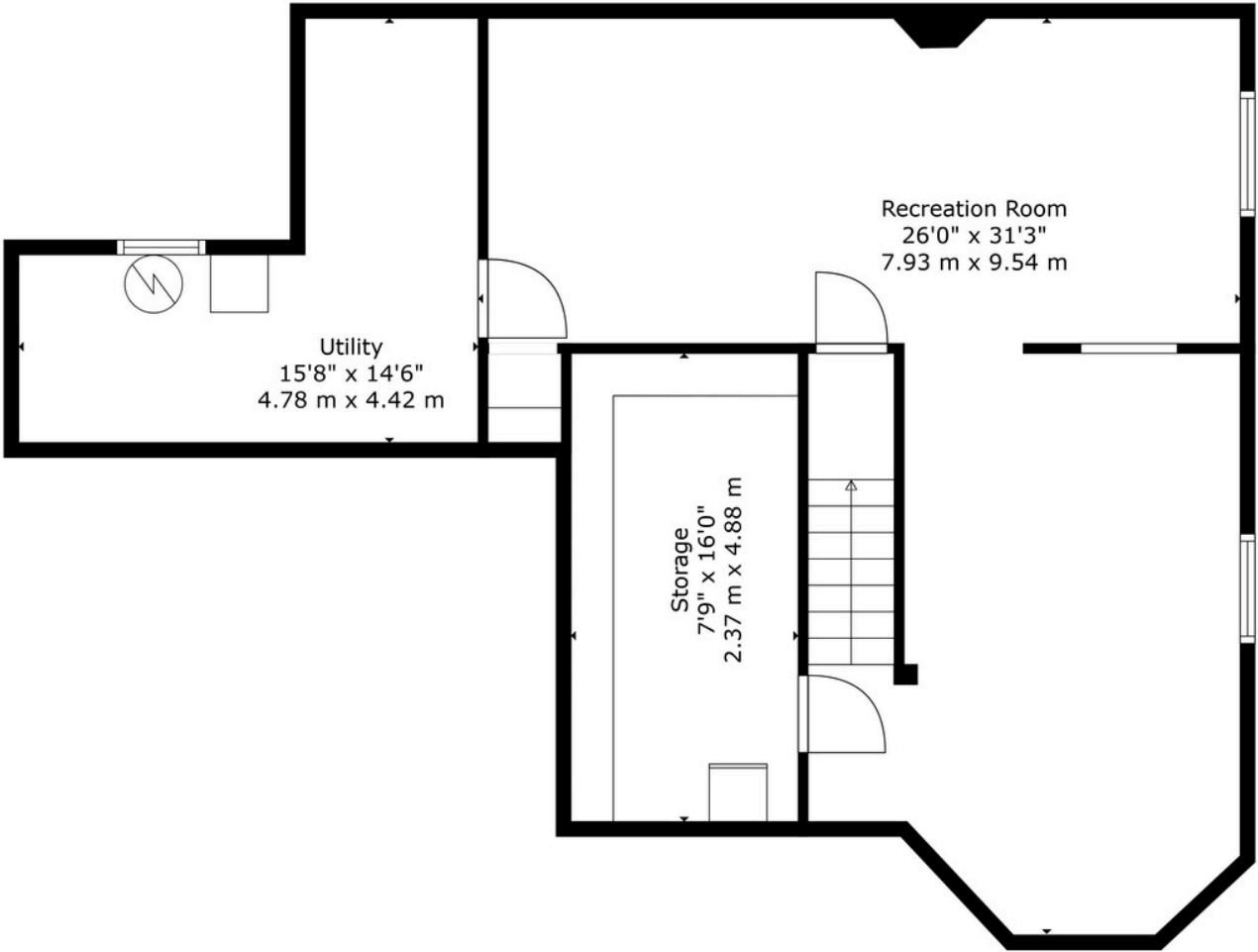
Measurements Are Deemed Highly Reliable But Not Guaranteed.

FLOORPLAN
SECOND LEVEL



Measurements Are Deemed Highly Reliable But Not Guaranteed.

FLOORPLAN
LOWER LEVEL



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OVERVIEW



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EXTERIOR



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UPPER LEVEL



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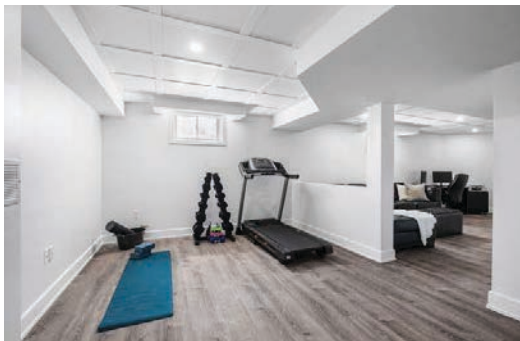


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LOWER LEVEL



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