

FOR SALE



ROYAL LEPAGE
Team Realty
Independently Owned and Operated Brokerage

BUNGALOW BY THE RIVER IN KEMPTVILLE

2370 RIVER ROAD

More Info



juliaforbes.ca



613-618-0131



juliaforbes@royallepage.ca



2370 RIVER ROAD, KEMPTVILLE

Across from the scenic Rideau River and set on a beautifully landscaped 1.1-acre lot, this expansive bungalow offers over 4,500 sq ft of finished living space tailored for refined comfort and effortless entertaining. The property is a rare blend of space, privacy, and thoughtful design just minutes from Kemptville's shops, amenities, and golf.

Inside, the approx. 2500 sq ft main level unfolds with a gracious foyer leading into a formal living room and adjacent dining room, seamlessly connected to the updated kitchen (2021) featuring gas range, wine fridge, generous cabinetry, breakfast bar and eating area. A spacious family room with wood-burning fireplace opens to the large back deck, creating the ideal flow for indoor-outdoor living. The homes layout is designed with function in mind: a convenient powder room off the inside garage entrance leading into a mudroom/laundry room off the rear deck, and a private bedroom wing with three bedrooms and two full baths. The primary suite impresses with its generous proportions overlooking the backyard and features a beautifully appointed 5-piece ensuite. Hardwood flooring runs throughout the majority of the main living areas. The lower level offers endless flexibility with approx 2,000 sq ft of finished space, a wood stove, and ample room for recreation, hobbies, or guest quarters, plus additional mixed use areas include a workshop, finished pantry/utility closet, and large storage. Outdoors, mature landscaping frames a spectacular 20 x 40 fenced inground pool with cabana, surrounded by fruit trees, a boutique vineyard, fenced vegetable garden, and tranquil green space. A cobblestone walkway and fountain lead to the front entrance, setting the tone for this elegant estate. Notable updates: Furnace (2022), Roof (2020), Generac Generator (2014), Kitchen (2021), Bathrooms (2022, 2012), Basement flooring (2020), and more. A rare opportunity to enjoy single-level living in a serene and sought-after location.



OVERVIEW

3 bedroom, 3 bath bungalow

Two car attached garage
with inside entry + pool & cabana

Lot Approx: 210. 245 feet, 1.09 acres

Taxes/Year: \$6965/2024

Year Built: 1989

Septic (original, located side/left back yard), recently pumped 2023, **Drilled Well** (cap located front of property).

Approximate Monthly Utilities:

- Hydro \$136
- Gas \$105



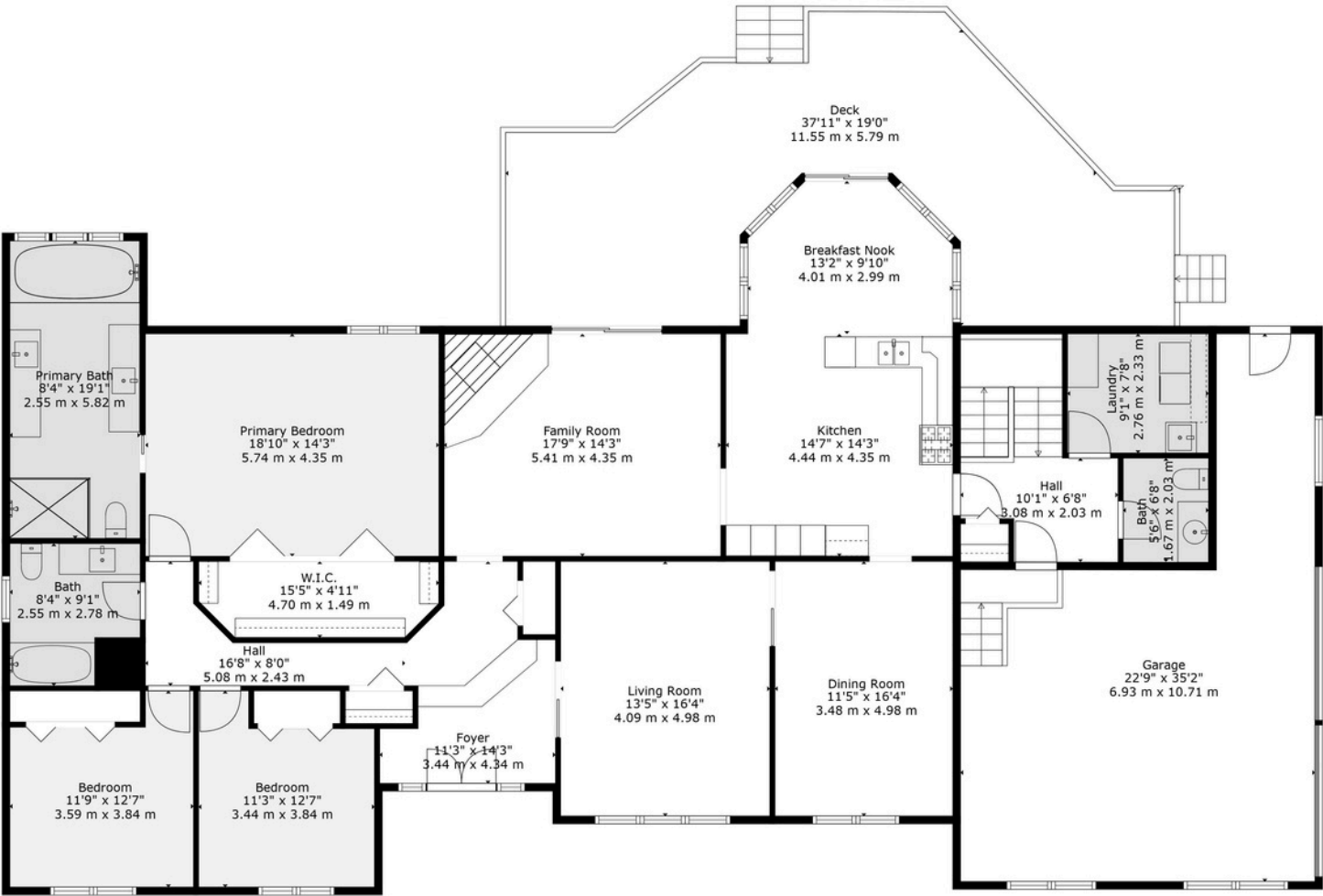
IMPROVEMENTS

- Refinished select main floor hardwood (2025);
- Fridge (2024);
- Septic, last pumped and visually inspected (2023), located left of backyard/pool;
- Furnace (2022), natural gas, serviced annually;
- Main Bathroom Renovation (2022);
- Kitchen renovation (2021) – including flooring (vinyl), gas range, range hood, wine fridge, microwave;
- Roof (2020), Warranty 25-year fibreglass shingles;
- Dishwasher (2015);
- Generac Standby Generator (2014), powers entire house (right side of house);
- AC (2011), serviced annually;
- HRV (original), serviced annually;
- Hot Water Heater (2011), on-demand/tankless, owned;
- Well Pressure Tank (approx 2011), well is located front of property;
- Ensuite Bathroom Renovation (2012);
- Washer, Dryer (2020);
- Basement Flooring (2020), LVP;
- Pool cabana/shed (2011);
- Windows (original) – note: Ensuite bathroom, one pane seal is broken;
- Patio Door – Family Room (2008);
- 20' x 40' Inground Pool, chlorine, new liner (2017), solar blanket, anchored winter cover, vacuum, diving board, pump (2022);
- Landscaping – boutique vineyard (red blend), pear tree, crab apple tree, red currant (Macintosh), fenced in vegetable garden (misc).

INCLUSIONS

Fridge; Oven; Hood Fan; Microwave; Dishwasher; Wine Fridge; Water Cooler; Smoke Detectors; Washer; Dryer; Furnace; Central AC; Water Treatment System; HRV; Reverse Osmosis; Alarm System; Fireplace; Wood Stove; ng BBQ; Central Vac; Water Fountain; Pergola; Pool and Related Equipment (solar blanket, anchored winter cover, vacuum, diving board, pump); Window coverings; garage door opener and remote (1).

FLOORPLAN
MAIN LEVEL

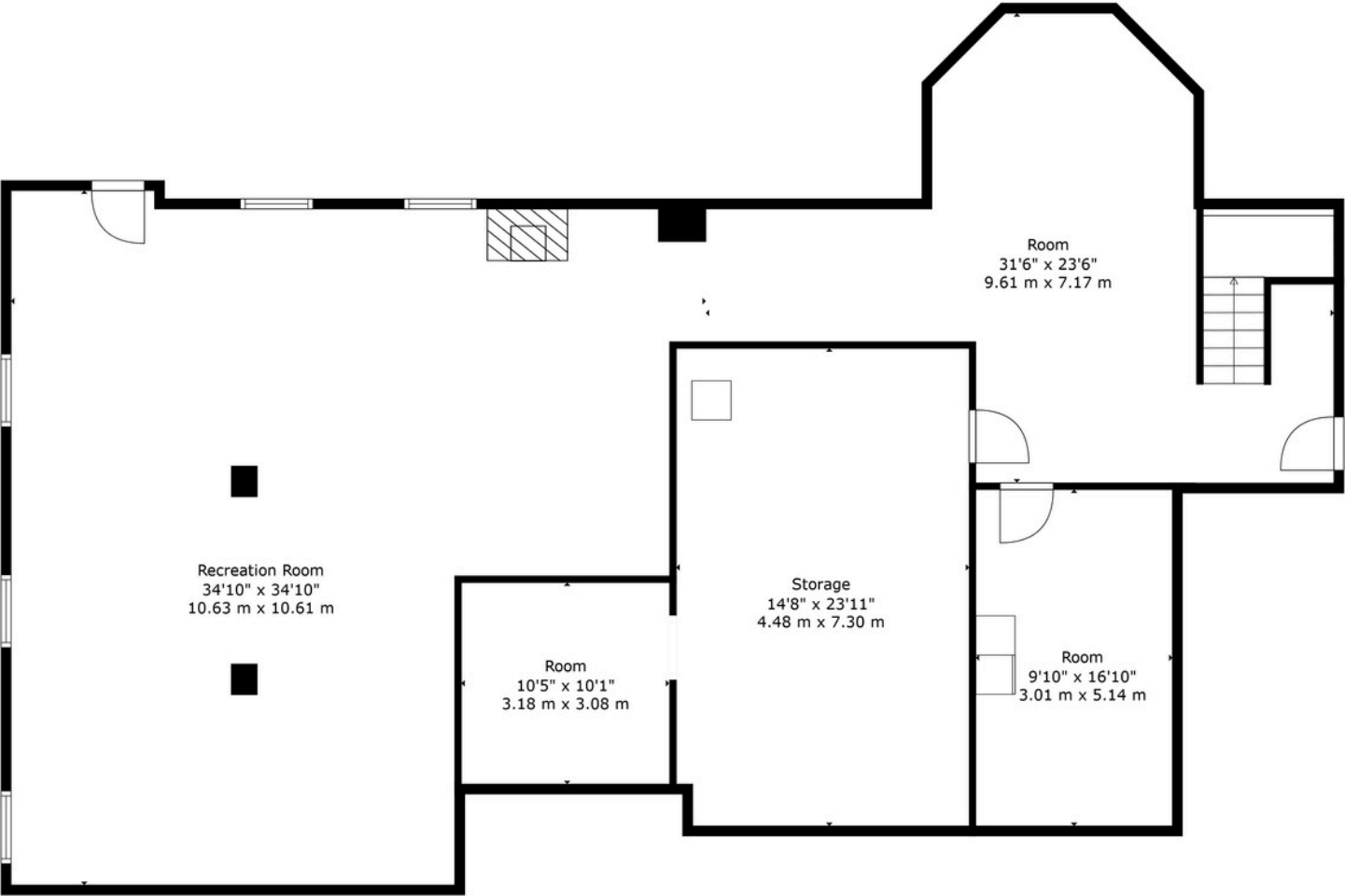


Measurements Are Deemed Highly Reliable But Not Guaranteed.



FLOORPLAN

LOWER LEVEL



Measurements Are Deemed Highly Reliable But Not Guaranteed.



OVERVIEW



[More Info](#)



juliaforbes.ca



[613-618-0131](tel:613-618-0131)



juliaforbes@royalpage.ca



EXTERIOR



More Info



juliaforbes.ca



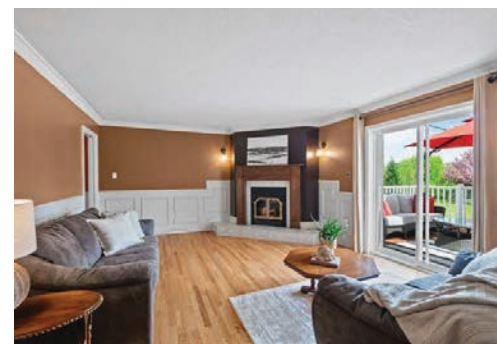
613-618-0131



juliaforbes@royalpage.ca



MAIN LEVEL



[More Info](#)



juliaforbes.ca



613-618-0131



juliaforbes@royallepage.ca



[More Info](#)



juliaforbes.ca



[613-618-0131](tel:613-618-0131)



juliaforbes@royalpage.ca



LOWER LEVEL



[More Info](#)



juliaforbes.ca



[613-618-0131](tel:613-618-0131)



juliaforbes@royalpage.ca