

FOR SALE



ROYAL LEPAGE
Team Realty
Exclusively Licensed Brokerage

WATERFRONT BUNGALOW IN KEMPTVILLE

314 CLOTHIER ST W

More Info



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juliaforbes.ca



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613-618-0131



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314 CLOTHIER ST W, KEMPTVILLE

Impeccably maintained waterfront bungalow with walkout, set on a private 1/2 acre lot backing onto Kemptville Creek and leading out to the picturesque Rideau River.

With over 65 feet of water frontage, sweeping views, and no rear neighbours, this rare in-town retreat offers an extraordinary blend of privacy, nature, and convenience in the heart of North Grenville. Spanning over 1,500 sq ft above grade with hardwood and tile throughout the main floor, the home features 3 bedrooms and 3 full bathrooms. The spacious entry leads to a sun-filled living room and an updated custom kitchen with granite counters and stainless appliances (incl. 2025 fridge & dishwasher). The adjoining dining room opens through double terrace doors to a 30' x 14' upper deck with stairs down to the treed backyard and water. The main floor includes two bedrooms and two full baths, including a generously sized primary suite with an oversized walk-in glass shower. The fully finished walkout lower level adds a third bedroom and bath, perfect for guests or multi-generational living and opens to a custom 'Sunspace Weathermaster' Screenroom (2022) with direct access to the expansive lawn and peaceful shoreline. On Canada Day, enjoy prime viewing of the fireworks as they light up the sky at the park directly across the water, all from the comfort of your own deck. Exceptional magazine worthy curb appeal, all brick exterior, an attached oversized 2-car garage w/inside entry, EV charger, and parking for 8 complete this remarkable property. Extensive upgrades throughout: furnace, A/C & hot water tank (2022), front/patio doors (2021), paved driveway (2020), roof (2016), deck & stairs (2017), and gas fireplace (2017). Central vac, 200-amp service, nat gas bbq hookup, municipal water, septic, and Bell Fibre internet. Walk to downtown amenities, yet be surrounded by mature trees and nature - this is elevated waterfront living without compromise.

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OVERVIEW

3 bedroom, 3 bath waterfront bungalow

Two car attached garage
with inside entry

Lot Approx: 0.47 acres

Taxes/Year: \$5,137 / 2024

Year Built: 1960

Septic - Age unknown, located back
of property, recently pumped 2023,
filter cleaned annually.

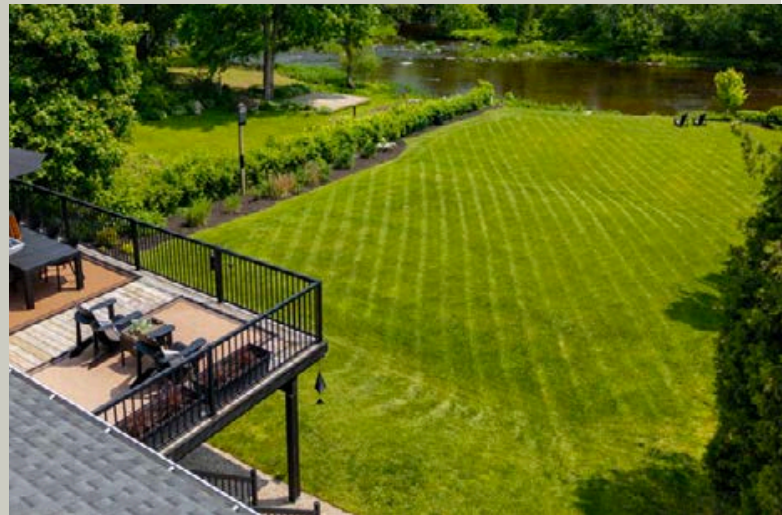
Approximate Monthly Utilities:

- Hydro \$250
- Gas \$85
- Water \$100

KEY IMPROVEMENTS

- Furnace, Hot Water Heater, Central AC (2023) - \$16,259*
- Sunscape Weathermaster Screenroom (2022) - \$12,567*
- Living Room Rods & Curtains (2022)
- Lower Level Bathroom & Bedroom Windows coverings (2022)
- Front Door & Patio Door (2021) - \$4,781*
- Front Interlock (2014) - \$3,300*
- Roof and Vents (2016) - \$8,812*
- Deck and Stairs (2017) - \$28,701*
- Gas Fireplace (2017) - \$5,871*
- Front Fence (2017) - \$3,051*
- Driveway Paving (2020) - \$9,831*

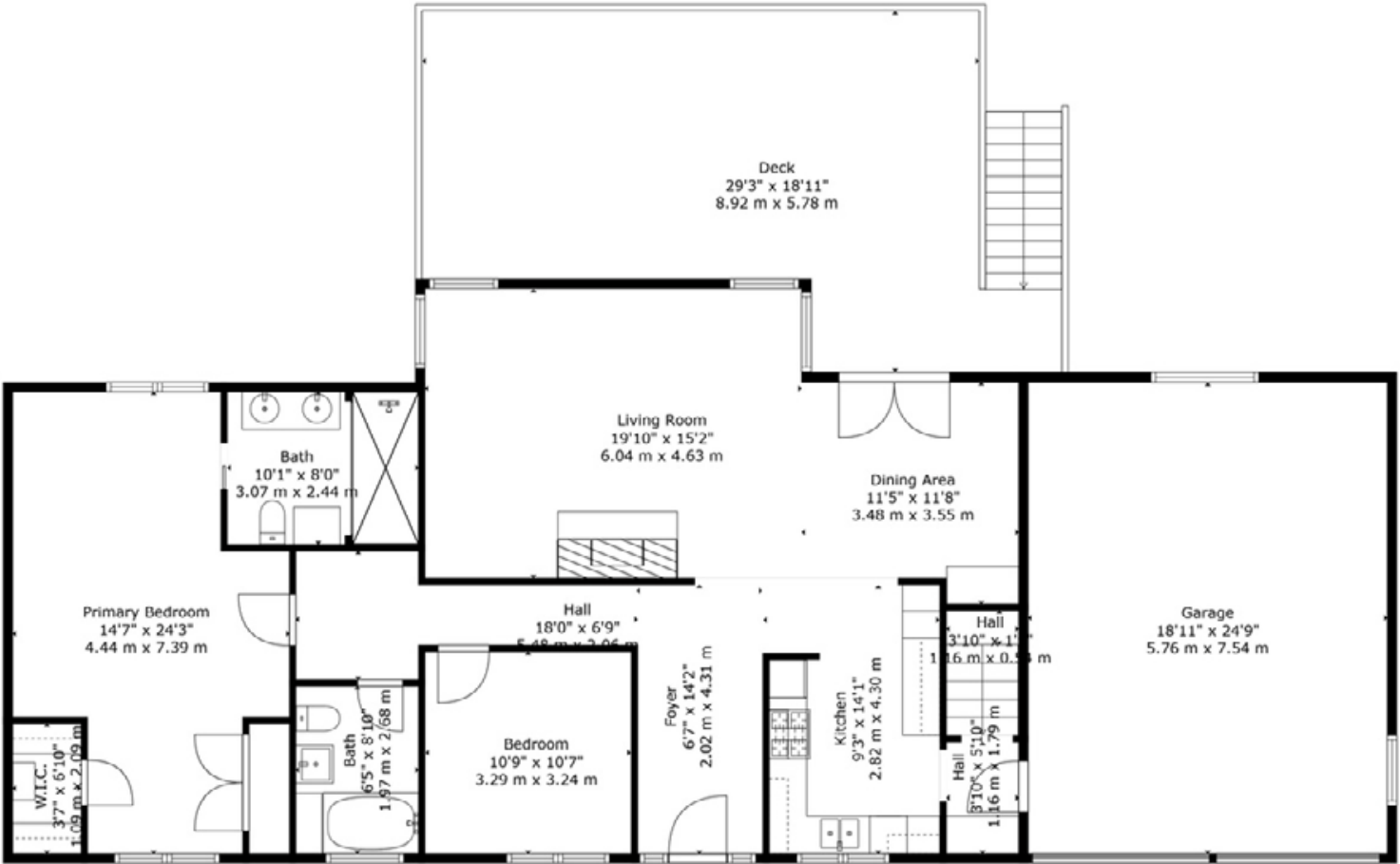
**Invoices available upon request*



INCLUSIONS

Fridge (kitchen); Dishwasher; Gas Stove/Oven; Range Hood; Microwave; Washer; Dryer; Water Treatment System (Softener, Reverse Osmosis to fridge/kitchen tap); Central-vac; Hot Tub (soft tub); Central AC; Hot Water Heater; Smoke Detectors; Carbon Monoxide Detectors; Window Coverings and Blinds; Sunscape Screenroom; Fridge (basement); Video Doorbell; EV Charger; Nat Gas BBQ Hookup; Garage Door Opener and Remotes (2).

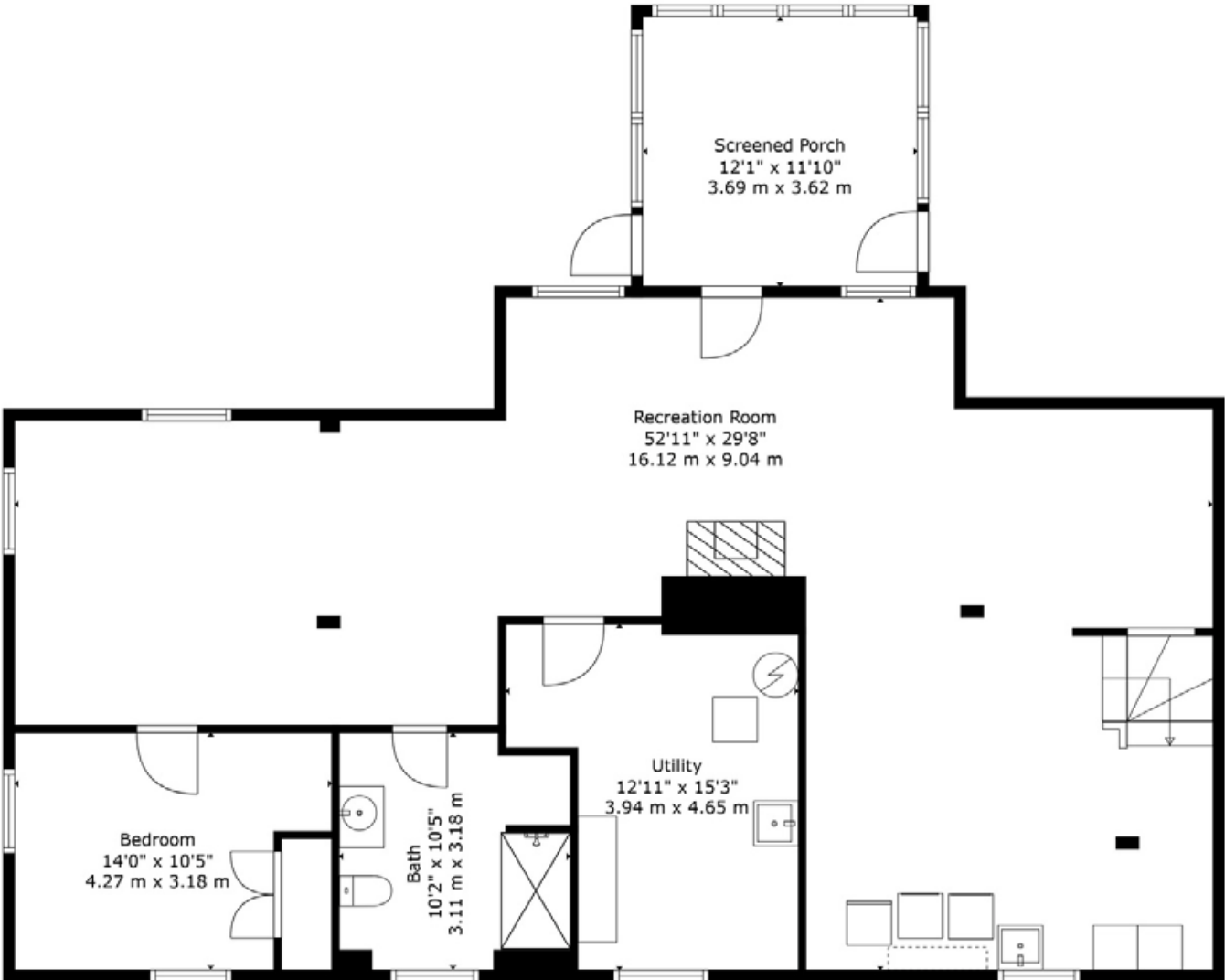
FLOORPLAN
MAIN LEVEL



TOTAL: 2631 sq. ft, 245 m2
FLOOR 1: 1234 sq. ft, 115 m2, FLOOR 2: 1397 sq. ft, 130 m2
EXCLUDED AREAS: UTILITY: 163 sq. ft, 15 m2, SCREENED PORCH: 144 sq. ft, 13 m2, GARAGE: 468 sq. ft, 43 m2,
DECK: 513 sq. ft, 48 m2
WALLS: 219 sq. ft, 21 m2

Measurements Are Deemed Highly Reliable But Not Guaranteed.

FLOORPLAN
LOWER LEVEL



TOTAL: 2631 sq. ft, 245 m2
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OVERVIEW



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EXTERIOR



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MAIN LEVEL



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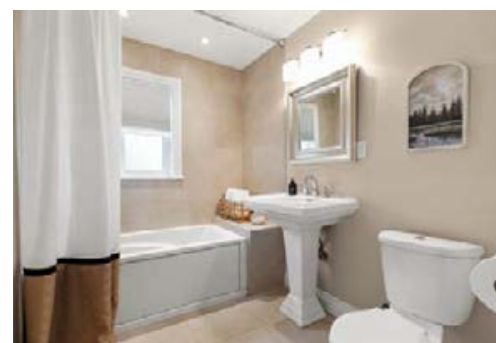
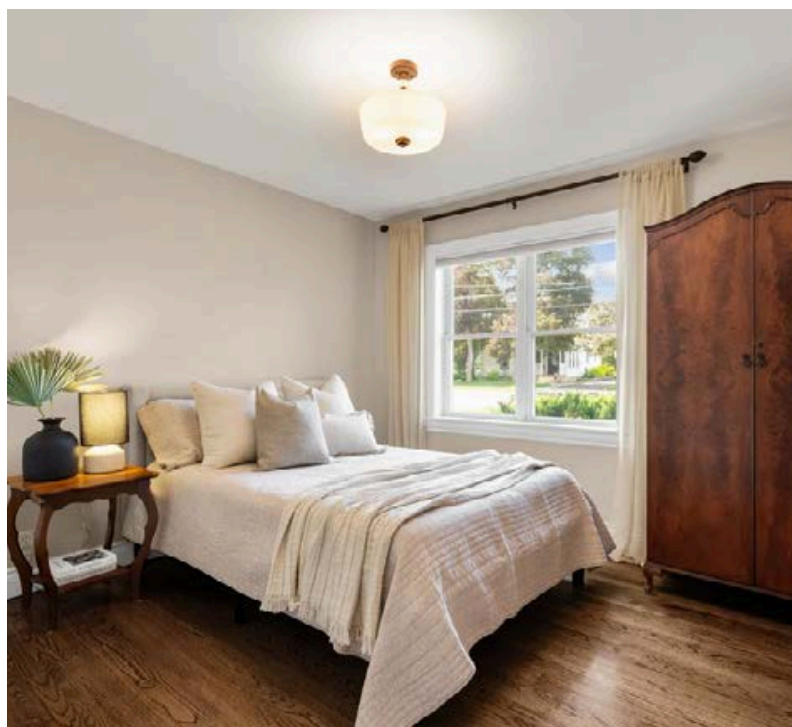
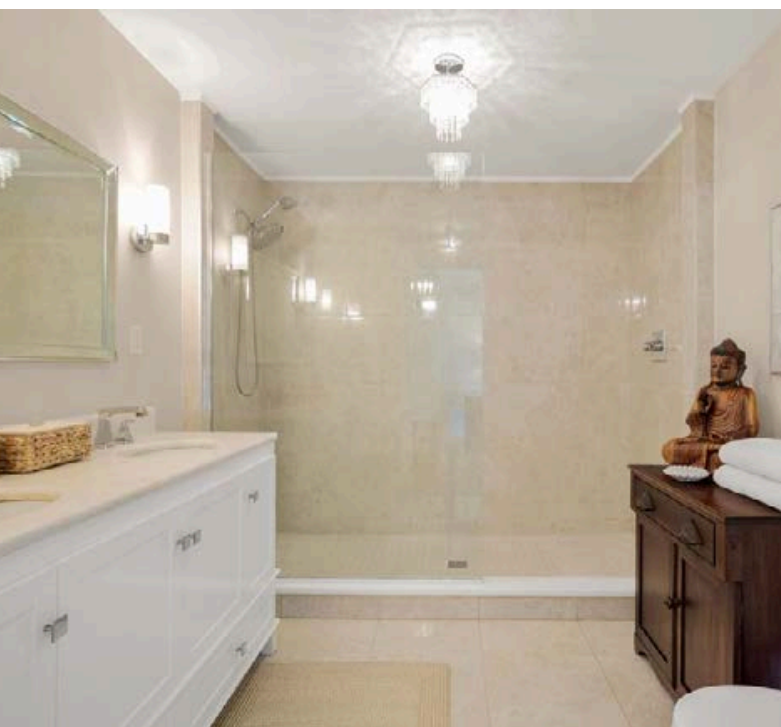
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MAIN LEVEL



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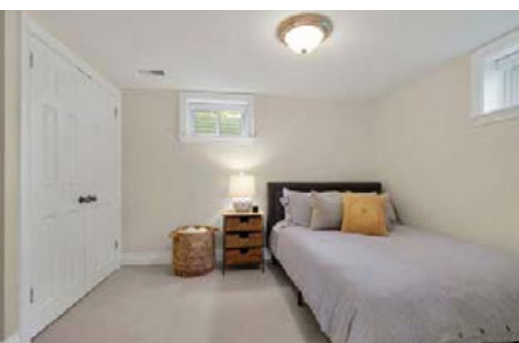
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LOWER LEVEL



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