

Welcome to

2911 Beach Road



CHELL
TEAM



This turnkey, move-in-ready home features over 100K in recent upgrades! Nestled on a 1 acre lot minutes from Kemptville, this stunning bungalow has undergone a meticulous top-to-bottom renovation. Step inside to discover a seamlessly designed interior that maximizes both space and natural light. Inviting living room adorned with large window and beautiful potlighting, flows easily to the formal dining room. Gorgeous kitchen boasting quartz counters and SS appliances. Three large bedrooms and a renovated 4pc bathroom complete the main level. Exceptional living space in the fully finished basement with rec room, laundry, storage and a versatile flex room that can be used a home office/gym/games room. Outdoors you'll find an expansive deck and patio overlooking a picturesque backdrop of farmers fields. Close proximity to the shopping and amenities that Kemptville has to offer. Don't miss your chance to experience the harmonious blend of rural bliss and contemporary convenience!





MAIN LEVEL

Living Room	19'5" x 11'4"
Dining Room	11'3" x 8'6"
Kitchen:	10'5" x 7'10"
Primary Bedroom	15'0" x 10'4"
Bedroom	11'7" x 10'0"
Bedroom	10'5" x 7'10"
Bathroom	4-piece

BASEMENT

Recreation Room	42'4" x 11'0"
Laundry Room	
Storage Room	

Bedrooms: 3

Bathrooms: 1

Neighbourhood: Kemptville

Year Built: 1979

Possession: Immediate/TBA

Style: Detached, Bungalow

Exterior: Brick, Siding

Parking: 5

Garage: Carport Single

Heating: Forced Air / Propane

Cooling: Central Air

Flooring: Luxury Vinyl, Tile

Lot Size: 155 ft x 280 ft

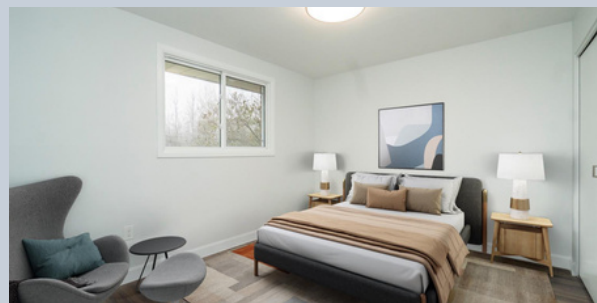
Taxes: \$ 2,809/ 2023

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, Hot Water Tank

EXCLUSIONS

None







UPGRADES LIST

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The home has undergone a complete renovation in 2023 which includes:

- Kitchen renovation
- High end Stainless Steel appliances (Fridge & Hood Fan 2023, Dishwasher & Stove approx. 5 years)
- Bathroom renovation
- New LVT flooring installed throughout
- Baseboards and trim
- Windows (Some are 2023 & others are approx. 8 years)
- New Front door
- Roof re-shingled
- Eavestrough
- Furnace including duct work
- Air Conditioning
- Freshly painted and new light fixtures throughout



Contact Us



Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



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