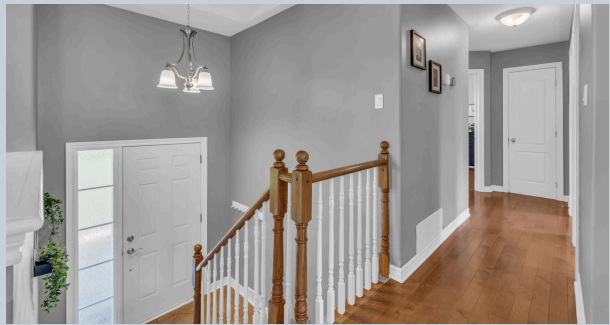


Welcome to

3050 Dangerfield Road



CHELL
TEAM



This charming home sits on a beautiful lot, minutes from the town of Kemptville & quick access to Hwy 416. Welcome to your ideal country retreat! Nestled on a beautiful one-acre lot, surrounded by trees, this spacious 3+2 bedroom home offers the perfect blend of peaceful rural living and convenient access to town and commuter routes. The open-concept main floor has amazing natural light and features a vaulted ceiling, hardwood floors, and an inviting layout perfect for modern family life. The kitchen is a standout with its center island with breakfast bar, stainless steel appliances, white cabinetry, pantry cabinets, beverage bar, and stylish floating shelves. The sun-filled dining area features two large windows and patio doors that lead out to the deck, perfect for morning coffee or outdoor entertaining. Three generous bedrooms are located on the main floor, including the primary bedroom with cheater access to a full bathroom. The finished lower level offers even more living space with a large family room, den/gym area, two additional bedrooms (or home offices), and a full 3-piece bathroom. Because this home is a hi-ranch, you get the fabulous larger windows on this level. Convenient inside access from the garage to the basement adds additional functionality. Step outside and enjoy the south-facing backyard with expansive wraparound deck, above-ground pool for those hot summer days, trampoline and a gas line ready for your BBQ. There is nothing to do but move in and enjoy the best of country living with all the amenities of Kemptville just minutes away. A must-see property. Move-in ready. Schedule your viewing today!





MAIN LEVEL

Living Room	12'10" x 9'6"
Dining room	11'0" x 9'9"
Kitchen	19'7" x 10'10"
Primary Bedroom	13'3" x 11'3"
Bedroom	12'0" x 8'8"
Bedroom	12'0" x 7'9"
Bathroom	4-piece

BASEMENT

Recreation Room	18'7" x 12'5"
Den	9'10" x 9'1"
Bedroom	13'0" x 8'10"
Bedroom	10'1" x 8'7"
Bathroom	3-piece
Laundry Room	

Bedrooms: 3+2

Bathrooms: 2

Neighbourhood: Kemptville

Lot Size: 174.23 ft x 250.23 ft

Year Built: 2007

Possession: Week of August 11-14, 2025

Style: Detached, Hi-Ranch

Exterior: Siding

Parking: 5+

Garage: Double Car attached

Heating: Forced Air / Propane - 2023

Cooling: Central Air - 2020

Roof resingled: 2017

Taxes: \$4,235.94 / 2025

INCLUSIONS

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, Freezer in Basement, All light fixtures, All window blinds, All curtains, Curtain Rods, Auto Garage Opener + Remote(s), Storage Shed, Above ground pool & equipment, Garage shelving, Trampoline, 3 TV mounts (TVs not included), Electronic Dog Fence, Water Softener, Reverse Osmosis System with UV

RENTAL EQUIPMENT:

Hot Water Tank (Reliance) - 2025







Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



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Ottawa,
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