

FOR SALE



The Wright Team

425ButlerFarm.com

425 Butler Farm Road

🏠 3 BEDS | 🛁 3 BATHS



RIVER RUN, KEMPTVILLE

Situated on an approximately one-acre lot in River Run Estates, this property provides a peaceful setting just minutes from everyday amenities in Kemptville.

The exterior offers timeless curb appeal, featuring a stone façade, a welcoming covered front porch, and Celebright lighting that creates year-round ambience. Inside, the home is filled with natural light and features a bright, open layout with transom windows and hardwood floors extending across the main level.

Designed with both style and function in mind, the kitchen includes floor-to-ceiling cabinetry, quartz countertops, a walk-in pantry, stainless steel appliances, and a centre island with space for casual dining. The kitchen flows into the dining room and living room, where a tray ceiling, a striking fireplace with built-in shelving, and clear sightlines to the backyard enhance the space.

The primary bedroom features a walk-in closet and a luxurious 5-pc ensuite. Two additional bedrooms and a full bathroom complete the main level, along with a spacious three-car garage. The finished lower level adds valuable living space and highlights a full 3-pc bathroom and generous, multi-purpose areas for everyday living.

The backyard offers an exceptional space for both relaxation and entertaining, with a covered back deck, a hot tub, and a ground-level deck. Beyond the fenced yard, a firepit area provides the perfect ambience for cozy evenings and is the ideal setting for unwinding with friends and family.

Foyer, Dining
Room, Living
Room and
Kitchen



Key Updates and Points to Note

- Benton 2.0 Model, built by Mackie Homes.
- Built-in cabinets beside the fireplace.
- Custom pull-out drawers added to pantry cupboards for improved organization and accessibility.
- Family entrance with a built-in bench and storage.
- Celebright lighting installed along the full roofline.
- Paved driveway.
- Extended back deck for added outdoor living space.
- Natural gas BBQ line installed at the lower deck for convenient outdoor cooking.
- Irrigation system installed in both the front and back yards, including coverage of the easement area.
- The property line extends beyond the fenced backyard. The rear boundary follows a line from the utility box across the back to approximately the tree with the orange marker. The fenced area is located within the easement.
- The Alarm monitoring service will be cancelled before closing, but the equipment will remain on the property.



Kitchen, Primary
Suite, Ensuite
Additional
Bedroom









Property Dimensions

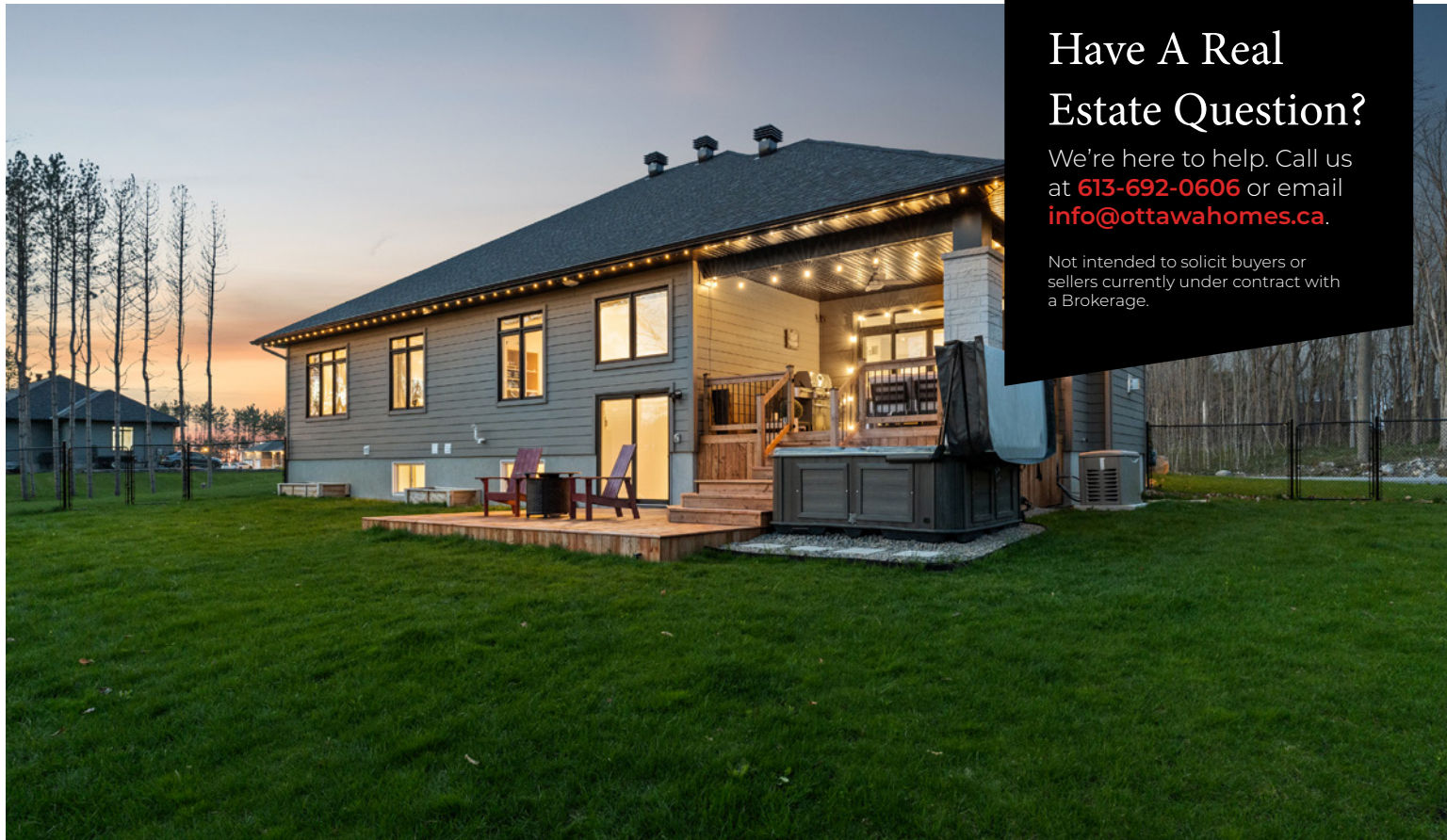
Main Floor

Foyer: 9'3" x 8'7"
 Living Room: 17'9" x 18'5"
 Dining Area: 14'7" x 10'8"
 Kitchen: 14'10" x 21'10"
 Pantry: 3'9" x 5'2"
 Laundry: 10'0" x 10'11"
 Primary Bedroom: 16'2" x 15'0"
 Primary Bath: 9'9" x 10'11"
 W.I.C.: 5'0" x 10'11"
 Bedroom: 10'7" x 10'5"
 Bedroom: 11'6" x 10'5"
 Bath: 5'11" x 10'11"

Lower Level

Finished Basement 30'1" x 18'9"
 Flexible 24'5" x 16'4"
 Bath 9'4" x 8'3"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 3

Bathrooms: 3

Property Type: Bungalow

Neighbourhood: River Run, Kemptville

Lot Size: 213.24 ft x 223.41 ft (Irregular) - 0.998 Acres

Taxes/Year: \$6,607.08 / 2024

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$222 per month.

Approximate Gas Expense: \$75 per month.

Inclusions:

All light fixtures. Hunter Douglas blinds with remotes. Hunter Douglas drapes with remotes. Plantation shutters (manual). Fridge and freezer. Dual fuel stove (gas cooktop and electric stove). Hood fan. Dishwasher. Washer. Dryer. Microwave. Garbage disposal which is customized for a septic system. Water softener and RO on fridge water dispenser. Radon gas system. 20 KW Kohler generator for the whole house.

Cabinetry in garage. Freezer in the garage. TV over fireplace in the great room. Fire pit. Ring cameras and security system. Sump battery backup. All lighting is on Lutron home automation. Sonos system attached to the TV. Hot tub. Ecobee thermostat (which also controls the humidifier). Alarm equipment.

Exclusions:

None.

Rental Equipment:

Reliance \$47/month approximately.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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P: 613-692-0606

E: info@ottawahomes.ca

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