

FOR SALE



The Wright Team

171Bristol.com

171 Bristol Crescent

3 BEDS | 3 BATHS



KEMPTVILLE

Set within the Creek neighbourhood of Kemptville, this move-in ready home is just moments from retail amenities, Kemptville Creek, the Highway 416 corridor, and the natural spaces of the Ferguson Forest Centre, which features beautiful trails, a dog park, an arboretum, and recreational areas.

Step inside to discover a well-designed floor plan offering an open connection between living spaces. Highlights include three bedrooms, three bathrooms, a finished lower-level recreation room with a custom wet bar, and a flexible office.

The main level is bright and inviting, featuring an open-concept design, seven-inch wide plank flooring, and a living room warmed by a natural gas fireplace. The kitchen impresses with gorgeous cabinetry, a striking waterfall island clad in nine-foot Marquina quartz, and a pantry for additional storage.

Upstairs, each bedroom includes its own walk-in closet. A convenient laundry room and two full bathrooms complete the second level. The primary bedroom has been thoughtfully reimagined to create a truly spacious retreat, with a huge bedroom area and a spa-like five-piece ensuite featuring a dual sink vanity, separate shower, and a relaxing freestanding bathtub—offering space well above the standard for homes of this size.

Outside, the fenced backyard highlights a deck and patio, ideal for relaxing or entertaining.

Additional benefits include R-2000 Certified construction, ensuring enhanced comfort and energy efficiency.

Kitchen, Dining
Area and Living
Room





Key Updates and Points to Note

- The home was originally designed as a 4-bedroom plan. It has been thoughtfully reconfigured to provide a spacious primary suite with an exceptionally large bedroom and walk-in closet. The oversized layout adds significant value and could be adapted back to a 4-bedroom configuration if desired.
- Upgrades since purchase include:
 - Eavestroughs installed
 - Cedar fence
 - Deck with interlock stone patio
 - Driveway sealed in 2025
- Rough-in plumbing for a future basement bathroom.
- Central vacuum system with attachments.
- Ring doorbell installed.
- Alarm system, owned; rental monitoring service.
- Decorative glass insert in the front door.
- Insulated slab on the lower level for added comfort.
- Furnace with high-efficiency air filtration and Daikin heat pump.
- Smart Wi-Fi thermostat and light switches.
- Fully finished garage with ceiling-mounted storage racks.
- Gas line installed for BBQ hookup.
- Eco water softener with smart connectivity.



Primary Suite,
Ensuite and
Additional
Bedrooms





Property Dimensions

Main Floor

Foyer 3'11" x 4'6"
Kitchen 10'5" x 17'5"
Pantry 5'3" x 2'9"
Dining Area 8'10" x 17'7"
Living Room 19'3" x 11'8"
Bathroom/WC 5'0" x 6'6"

Second Level

Primary Bedroom 13'5" x 20'7"
Primary Bathroom 5'6" x 17'11"
W.I.C. 9'1" x 13'3"
Bedroom 10'6" x 16'4"
W.I.C. 6'10" x 5'7"
Bedroom 10'8" x 16'4"
W.I.C. 6'3" x 4'9"
Bathroom 11'3" x 8'2"
Laundry 5'7" x 7'4"

Lower Level

Recreation Room 19'4" x 18'10"
Wet Bar 7'5" x 6'4"

Flexible Office 11'6" x 8'10"





Have A Real Estate Question?

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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: Two-Storey

Neighbourhood: Kemptville

Lot Size: 35.53 ft x 101 ft (Irregular)

Taxes/Year: \$6,073.37 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$150 per month.

Approximate Gas Expense: \$46 per month.

Approximate Water Expense: \$130 per month.

Inclusions:

Dishwasher. Dryer. Hood fan. Microwave. Refrigerator. Washer. Wine fridge. Automatic garage door opener and one remote. Gas stove. Drapery tracks. Drapes. Wet bar. Window blinds. Wall-mounted TV bracket in the primary bedroom, spare bedroom and living room. Ceiling mounted storage racks in the garage. EcoBee Wi-Fi thermostat. Meross Wi-Fi light switches. Smart connected Eco water softener. Two round

ceiling speakers in the recreation room. Central vacuum and attachments. Ring doorbell. Alarm system.

Exclusions:

Three wall mounted TV'S. Bracket for the living room TV. Full length mirror in the foyer.

Rental Equipment:

Hot water tank – Reliance, \$54.54 per month.

Alarm Monitoring, Kodiak Security Systems Inc, \$25.43.

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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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

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