

FOR SALE



**The Wright Team**

[171Bristol.com](http://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?

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

# The Wright Team

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