

FOR SALE



The Wright Team

14Ferguson.com

14 Ferguson Street

🏠 4 BEDS | 🚿 2 BATHS



KEMPTVILLE

A beautiful setting to call home! Situated on a generous sized lot in Kemptville, this detached bungalow offers small town charm with the convenience of nearby amenities and easy access to Highway 416.

Inside, the home features a bright, modern design with a neutral colour palette and hardwood flooring throughout the main level. The kitchen offers stainless steel appliances and a pass-through to the open-concept living and dining room. Three main level bedrooms and a full bathroom complete this level.

The finished lower level adds additional living space, including a recreation room with a wet bar, a bedroom, a flex room, and a full bathroom.

Outside, enjoy relaxing or entertaining in the private backyard featuring a raised deck and mature cedars providing natural privacy.

Additional benefits include city water and sewer services.

Living Room,
Dining Area and
Kitchen





Key Updates & Points to Note

- Located only moments from retail amenities in Kemptville, the Highway 416 corridor, and within walking distance to the hospital, schools, daycare, and grocery store.
- Natural gas fireplace.
- Established gardens featuring an English garden design in the front with a variety of plantings providing continuous summer blooms, along with approximately 40 heads of garlic.
- Roof updated approximately 2015.
- Fibre optic internet available.



Primary Suite
and Additional
Bedrooms





Property Dimensions

Main Floor

- Living Room 12'8" x 14'6"
- Dining Area 8'6" x 14'6"
- Kitchen 7'6" x 12'7"
- Primary Bedroom 10'8" x 13'6"
- Bedroom 10'6" x 13'6"
- Bedroom 10'6" x 10'10"
- Bathroom 7'0" x 4'11"
- Bedroom 10'3" x 12'11"

Lower Level

- Recreation Room 17'1" x 13'0"
- Flex Room 11'4" x 16'6"
- Bathroom 9'9" x 5'2"





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: 4

Bathrooms: 2

Property Type: Bungalow

Neighbourhood: Kemptville

Lot Size: 60.00 ft x 165.00 ft
(Irregular)

Taxes/Year: \$3,004.72/ 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$80 per month.

Approximate Gas Expense: \$140 per month.

Approximate Water Expense: \$80 per month.

Inclusions:

Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Shed, Outdoor garden boxes, curtain rods.

Exclusions:

2 Freezers in the basement.

Rental Equipment:

Hot Water Tank - \$21.11 per month.

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.

Wright
The **Team**

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