

FOR SALE



The Wright Team

2941Wellington.com

2941 Wellington Road

3 BEDS | 3 BATHS



KEMPTVILLE

Located on a welcoming streetscape in Kemptville, this exceptional bungalow is set on a premium lot backing onto a pond and a scenic walking path, offering no direct rear neighbours and a beautiful natural backdrop. Ideally situated close to retail amenities, Kemptville Creek, the Highway 416 corridor, and the Ferguson Forest Centre with its extensive trails, dog park, arboretum, and recreational spaces.

A charming exterior welcomes you with an interlock walkway, perennial gardens, and inviting curb appeal. Inside, the thoughtfully designed layout offers three bedrooms, three bathrooms, and numerous upgrades throughout. The bright main level features an open-concept layout with the living room, dining area, and kitchen seamlessly connected.

The kitchen combines style and functionality with rich dark cabinetry, granite countertops, classic subway tile backsplash, and stainless steel appliances. A spacious raised breakfast bar creates an inviting area for casual dining, while a sliding patio door provides easy access to the backyard deck. Two bedrooms are located on the main level, including the primary bedroom with dual closets and a private ensuite bathroom. A full bathroom and convenient laundry room complete this level.

The finished lower level provides additional living space with a spacious recreation room anchored by a striking natural gas fireplace with a floor-to-ceiling stone surround. A third bedroom with walk-in closet and a full bathroom offer versatility for guests or family.

The backyard is a true extension of the home, overlooking a serene setting. The fenced yard features a raised deck with an awning, stairs leading to the patio, and beautifully landscaped grounds, creating an inviting retreat for relaxing, entertaining, and enjoying the outdoors.

Foyer, Living
Room, Dining
Area and Kitchen





Key Updates & Points to Note

- New laminate flooring installed on the main level, excluding bedrooms and bathrooms.
- Main level completely painted approximately 1 year ago.
- Lower level completely painted approximately 2 years ago.
- Basement carpet and stairs replaced approximately 2 years ago.
- Washer replaced approximately 2 years ago.
- Two upstairs toilets have been replaced.
- Front bay window and back patio doors replaced approximately 10 years ago.
- Stove approximately 10 years old.
- Irrigation system professionally serviced and maintained.
- Generator included.
- Serviced by municipal water and sewage services which maximizes the yard's usable space.

Primary Suite,
Additional
Bedroom and
Rec Room





Property Dimensions

Main Floor

- Foyer 6'6" x 13'10"
- Living Room 10'11" x 20'3"
- Dining Area 16'4" x 12'9"
- Kitchen 13'3" x 11'11"
- Primary Bedroom 22'8" x 11'3"
- Bathroom 9'8" x 5'2"
- Bedroom 9'8" x 10'6"
- Bathroom 8'8" x 5'2"
- Laundry 6'4" x 5'9"

Lower Level

- Recreation Room 25'10" x 20'2"
- Bedroom 11'5" x 10'8"
- W.I.C. 4'9" x 5'2"
- Bathroom 6'11" x 9'10"





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: Kemptville

Lot Size: 50.20 ft x 115.81 ft

Taxes/Year: \$5,276.04 / 2026

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$124.33 per month.

Approximate Gas Expense: \$71.77 per month.

Inclusions:

All light fixtures. All blinds. Fridge/freezer. Stove. Microwave/hood fan. Dishwasher. Washer. Dryer. Auto garage door openers and remotes. Irrigation system.

Generator. Water softener. Awning. Ceiling fan. Basement freezer and fridge. Ikea shelving in basement storage.

Exclusions:

Electric Fireplace.

Rental Equipment:

Water Heater – Reliance - \$60.00 per month (including the water heater rental).

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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ottawahomes.ca

ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

The Wright Team consists of James Wright, Jessica Wright, Sarah Wright, Michelle Lang, Kim Seguin, Annick Rocca, Andrea Kelly & Jennifer Taylor. "Realtor", "Broker"