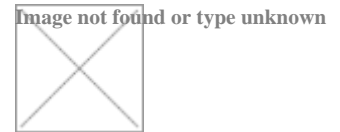


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eXp Realty Brokerage
Hooper Group eXp Realty Brokerage 343 Preston Street, 11th Floor
Ottawa, ON
K1S 1N4

3974 Sheila's Way, Kemptville, ON, K0G 1J0, Canada

MLS®# 1384588



Property Value	\$995,000
Type	House
Style	Detached
Basement	Full (Finished)
Parking	5+ cars
Year Built	1976 (approx)
Taxes	\$5,954 (2023)
Lot Frontage	239.61 ft
Lot Depth	330 ft
Bedrooms	4
Bathrooms	2 full & 1 half
Maintenance Fee	\$500 /annual

Description

OPEN HOUSE: Saturday, 13th April, 1-3PM. You can have it all! Private Rideau River Dockage on the main channel for access to water sports. Enjoy West Sunsets over the Rideau from the dock. Renovated 2 Storey, 4 Bed, 2.5 Bath home with exceptional living space. Rustic beamed main floor family room with wood burning stone fireplace. Upgraded kitchen opens to dining area. Finished basement with pool table and home theatre room. Detached double car garage beside the home and 3 door garage for workshop and toys. In ground fresh water chlorination pool and deck. Large rear yard runs along creek to fire pit then dog legs left to Rideau River. There is a 60 foot stationary dock with 30 amp marine power at dock, the complete package! Easy to show. Flexible possession. 24 hours irrevocable on all offers!

