

\$749,900 - 9274 South Branch Road, Augusta

MLS® #X12365178

\$749,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

809 - Augusta Twp, Augusta, Ontario

A rare opportunity to own a new custom home on an exceptional property. Set on 5 acres, backing onto the southern tributary of Kemptville Creek, this 3 bedroom, 2 bathroom, 1,450 sq. ft. home combines timeless farmhouse charm with thoughtful modern design. Cathedral ceilings, oversized windows in the open concept kitchen/living/dining area flood the space with natural light. Custom fireplace and reclaimed barn-wood accents create a warm, elegant space. The kitchen features handcrafted details and generous prep space. The primary suite includes a custom tile shower and tranquil views of the surrounding woods out the double-wide patio doors, leading to an expansive rear deck. A full 8-foot basement provides potential for additional living and hobby space. This home is currently under construction, giving buyers a unique opportunity to tailor the space to their personal style. Expected completion is October 2025: move into your dream home before the holidays! Located just 15 minutes from Brockville, this gorgeous home has the benefit of a Tarion warranty for peace of mind. Don't miss this chance to own a new custom home on one of the area's most desirable pieces of land. OPEN HOUSE SATURDAY SEPTEMBER 27 FROM 10 TO 11 TO SHOWCASE AN IMPROVED LIST PRICE!! (id:6289)



Essential Information

Listing #	X12365178
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9274 South Branch Road
Subdivision	809 - Augusta Twp
City	Augusta
Province	Ontario
Postal Code	K0G1R0

Amenities

Amenities	Fireplace(s)
Features	Backs on greenbelt, Lane
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s)
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	385.2 x 803 FT ; Yes
Foundation	Poured Concrete

Listing Details

Listing Office HOMELIFE/DLK REAL ESTATE LTD



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