

\$1,250,000 - 3 Mary Street, North Grenville

MLS® #X12396469

\$1,250,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

803 - North Grenville Twp (Kemptville South),
North Grenville, Ontario

Welcome to this stunning 2016 custom-built Lockwood Brothers home, perfectly set on a beautifully landscaped lot along the banks of the Rideau River in historic Burritts Rapids. Elevated from the riverbank, the grounds are a living canvas, with carefully curated wildflower and herb gardens that evolve through the seasons. An interlock driveway leads to the attached single-car garage, with plenty of outdoor lighting enhancing both curb appeal and convenience. Inside, thoughtful architectural details maximize natural light and frame breathtaking views, seamlessly blending the outdoors with every room. Ceramic and hardwood floors run throughout (no carpet), offering a stylish and pet-friendly finish. At the heart of the home lies a truly unique feature: an endless pool, designed for year-round fitness, relaxation, and wellness. The main level includes a bright guest bedroom and full bath, along with a cozy living room featuring a wood-burning fireplace and sweeping river views. The gourmet kitchen is both tucked away and central to the home's flow, ideal for entertaining while maintaining an intimate atmosphere. Upstairs, discover three bedrooms, two of which boast private balconies that feel like personal retreats, offering peaceful escapes with views of the river and gardens. Outdoors, a private dock makes launching watercraft effortless, with excellent opportunities for canoeing and kayaking. The naturalized shoreline provides a



haven for wildlife, from a variety of birds to a family of playful otters. For entertaining,the pool room opens to a spacious deck, while a sunroom tucked behind the garden/storage garage offers yet another space to unwind. Fenced-in area to keep your pets safe and secure. Bright,spacious,and intentionally designed, this home balances open-concept living with secluded nooks, creating a welcoming retreat that feels both expansive and intimate. New heat pump (2024) for economical heating and cooling, Generac whole-home generator for peace of mind. (id:6289)

Essential Information

Listing #	X12396469
Price	\$1,250,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3 Mary Street
Subdivision	803 - North Grenville Twp (Kemptville South)
City	North Grenville
Province	Ontario
Postal Code	K0G1B0

Amenities

Amenities	Fireplace(s)
Features	Irregular lot size, Carpet Free
Parking Spaces	4
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	Direct Water View
Is Waterfront	Yes

Waterfront	Waterfront
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Garage door opener remote(s), Water softener, Dishwasher, Dryer, Freezer, Washer, Water Treatment, Refrigerator
Heating	Other Forced air
Cooling	Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood, Stone
Exterior Features	Landscaped
Lot Description	138 x 232 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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