

# \$2,100,000 - 3720 River Road, North Grenville

MLS® #X12444142

**\$2,100,000**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

802 - North Grenville Twp (Kemptville East),  
North Grenville, Ontario

Set on approximately 2.6 acres along the Rideau River, this exceptional waterfront home offers an ideal blend of elegant design, convenience, and tranquility. Inside this custom-built residence, you will find four bedrooms, four bathrooms, a flexible main-floor office, and a bright open layout designed for effortless entertaining. Timeless style and refined craftsmanship are showcased throughout, with site-finished hardwood floors, elegant tray and vaulted ceilings, and detailed mouldings creating inviting, sophisticated spaces. The living room is anchored by a striking stone fireplace, while the formal dining room sets the stage for memorable gatherings. The gourmet kitchen opens to a breakfast area with serene views of the backyard and waterfront, featuring quartz countertops, stainless steel appliances, extended custom cabinetry, and a centre island that serves as a natural gathering spot. The main-level primary suite offers a private retreat with direct access to the outdoors, complete with a luxurious 5-piece ensuite and a walk-in closet. The finished lower level expands the living space with a spacious recreation room, a secondary bedroom, and a full bathroom. Above the oversized two-car garage, a heated bonus room with baseboard electric heating provides storage. Framed by mature trees, the magnificent property offers a serene backdrop throughout the seasons. The outdoor space combines thoughtful



hardscaping with natural grounds, highlighting its natural beauty. It features a patio with a pergola, deck, hot tub, and dock, with sweeping views of the Rideau River and its breathtaking sunsets to be savoured. (id:6289)

**Essential Information**

Listing #	X12444142
Price	\$2,100,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	3720 River Road
Subdivision	802 - North Grenville Twp (Kemptville East)
City	North Grenville
Province	Ontario
Postal Code	K4M1B4

**Amenities**

Features	Irregular lot size
Parking Spaces	16
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Hot Tub, Central Vacuum, Water softener, Blinds, Dishwasher, Dryer, Freezer, Garburator, Hood Fan, Water Heater, Microwave, Oven, Stove, Washer, Wine Fridge, Refrigerator
Heating	Other

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	119.5 x 835.4 FT ; Lot Size Irregular 2 - 4.99 acres
Foundation	Poured Concrete

## Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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