

# \$1,274,500 - 3651 Burritts Rapids Road, North Grenville

MLS® #X12457525

**\$1,274,500**

5 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

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

Welcome to 3651 Burritts Rapids Rd, circa 1840, a beautiful stone home w/addition on 5.98 acres, located along the Rideau Waterway System, UNESCO World Heritage site! This home steeped in history offers 5 bedrooms +family room, 3 bathrms & many elegant rooms for entertaining. Known as the Campbell House, home to William Campbell, a surveyor for the Rideau Canal in 1815, this residence is situated on a property that features a gentle slope to the river, an open meadow, treed areas, an in-ground pool, a viewing platform by the water & a detached triple car garage w/ loft! A semi-elliptical wood transom over the front door welcomes you to a foyer w/ century staircase & leads to an elegant dining room & living rm w/original wide baseboards, deep window sills & pine flooring. 2nd entry from side porch leads to a stunning family rm w/reclaimed river pine floors, a NG fireplace, exposed stone wall & expansive windows designed to capitalize on the water view! Mudroom & powder room on main level. The kitchen w/its Elmira stove & s/s appliances offers a bright eating area & ample cupboard space. The 2nd level showcases 5 bedrms, a four-pc bathrm, a laundry closet & a large landing area perfect for an office! The primary bedroom w/walk-in closet, pine floors & incredible water views, leads to a lovely 4-piece ensuite bathroom w/claw foot tub w/shower. For more living space take the stairs from the family room down to the lower



level recreation room w/walkout. The serene privacy of the property is sure to impress, with its beautiful grounds, mature trees, shrubs & perennial gardens. The subject property is a parkland where you can watch the sunset over the water from your own backyard. Only one lock away from 40 kms of unimpeded boating! Be a part of the vibrant Burritts Rapids community & enjoy the scenic Tip-to-Tip trail daily! An easy commute to Ottawa; the tranquility of watching boats and yachts traverse the Rideau River & substantial private acreage await. (id:6289)

### Essential Information

Listing #	X12457525
Price	\$1,274,500
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	3651 Burritts Rapids Road
Subdivision	803 - North Grenville Twp (Kemptville South)
City	North Grenville
Province	Ontario
Postal Code	K0G1N0

### Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Sloping, Open space, Carpet Free
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

### Interior

Appliances	Garage door opener remote(s), Water Heater, Water Treatment, Dishwasher, Dryer, Freezer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

### Exterior

Exterior	Stone, Wood
Exterior Features	Landscaped
Lot Description	550 x 766 FT 5 - 9.99 acres
Foundation	Stone, Poured Concrete

### Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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