



FOR SALE BY OWNER  
146 Oxford Street W.  
Kemptville, Ontario

Urbandale's Country Walk  
Adult Community in  
Kemptville within walking  
distance to downtown  
shopping, restaurants,..  
Attached Bungalow with  
hardwood floors throughout

\$674,900

Main Level includes a large foyer, a beautiful kitchen with a pantry, appliances included , a huge master bedroom, living and dining room, den and laundry facilities.

Lower Level features an open concept suite with gas fireplace, family room, huge open area with a bed, full bathroom and a craft/exercise room. It also has a three unfinished storage rooms.

Very private backyard setting with a small perennial garden, patio and deck.

Many upgrades throughout the house including:

Water softener and reverse osmosis drinking water system,  
New furnace 2024,  
New Hot water heater (rental 2023)  
Gas fireplace in finished lower level  
Dimmer switch throughout, etc,...

Mandatory \$300.00 annual fees for the Community Centre which houses activities and events such as games nights, darts, coffee club, sewing/quilting, "Friday pour at four" ....

Don't miss the opportunity to own this beautiful home.

