



HAUSCHILD GROUP
REAL ESTATE TEAM



Cynthia McGiverin
REALTOR®



Gerald McGiverin
Broker



Christine Hauschild
Team Lead
REALTOR®



Bungalow on 6.98 acres!

A warm & welcoming bungalow set on approximately 7 acres of wooded land. Nicely landscaped with space for the avid gardener!

212 Arcand Road

Kemptville

About this Property

A place to grow deep roots, this bungalow offers a peaceful, main level lifestyle that is perfect for the nature lover. The spacious floorplan includes vaulted ceilings, great flow, and plenty of space for the family to spread out.

Awesome Features:

- ✓ 6.98 acres of peaceful treed land
- ✓ Main level lifestyle
- ✓ Open concept kitchen
- ✓ 3 main level bedrooms
- ✓ Above-ground pool

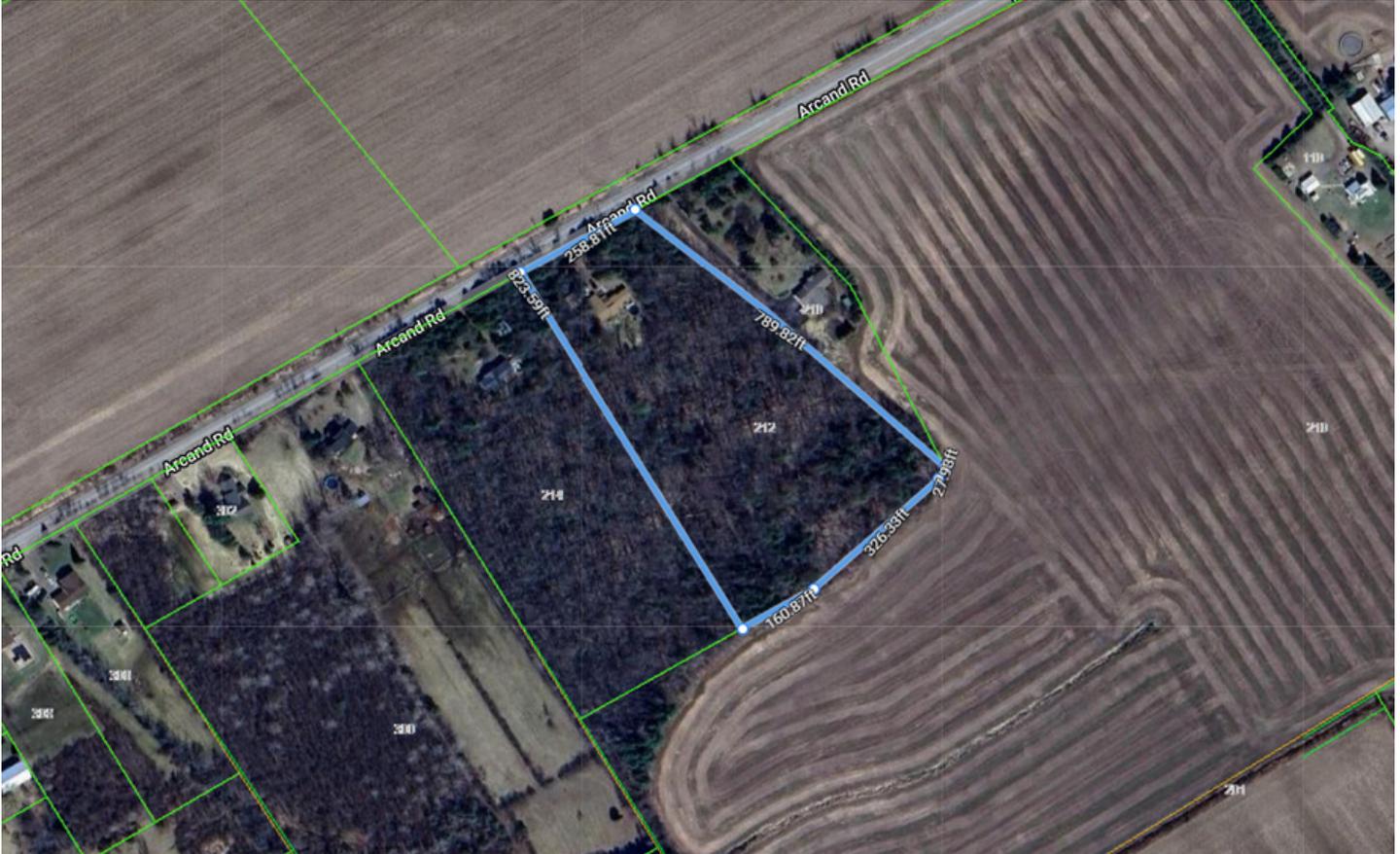


Contact us for more information:
Cynthia McGiverin, Realtor® | Gerald McGiverin, Broker
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613-277-5606 | 613-277-1207
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Lot Measurements as per GeoWarehouse
258.81 ft x 823.59 ft x 160.87 ft x 326.33 ft x 279.98 ft



E. & O.E. The information in this document is believed to be accurate, but is not warranted.



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Builder Viceroy	Year Built 1977	Closing Date To Be Arranged	Property Tax ~\$4,669.98/2023
Hydro ~\$125/month	Propane \$350/refill as needed	Rental Items Propane tanks	

Inclusions

Fridge, stove, washer, dryer, dishwasher, hood fan, garage door opener & Key pad, nest thermostat, TV wall brackets, pool and related equipment, electric fireplace, kitchen island, water softener, all light fixtures, all window coverings

Exclusions

Nil

What Year is It?

- ~2024: Lower level wood burning stove WETT inspection - deficiencies addressed by homeowner, well pump, furnace, water heater, roof, pool liner
- ~2023: Septic system serviced

- ~2022: Hot water tank, furnace, pool, lower level flooring
- ~2020: A/C
- ~2015: Stove, dishwasher, washer & dryer
- ~2014: Windows



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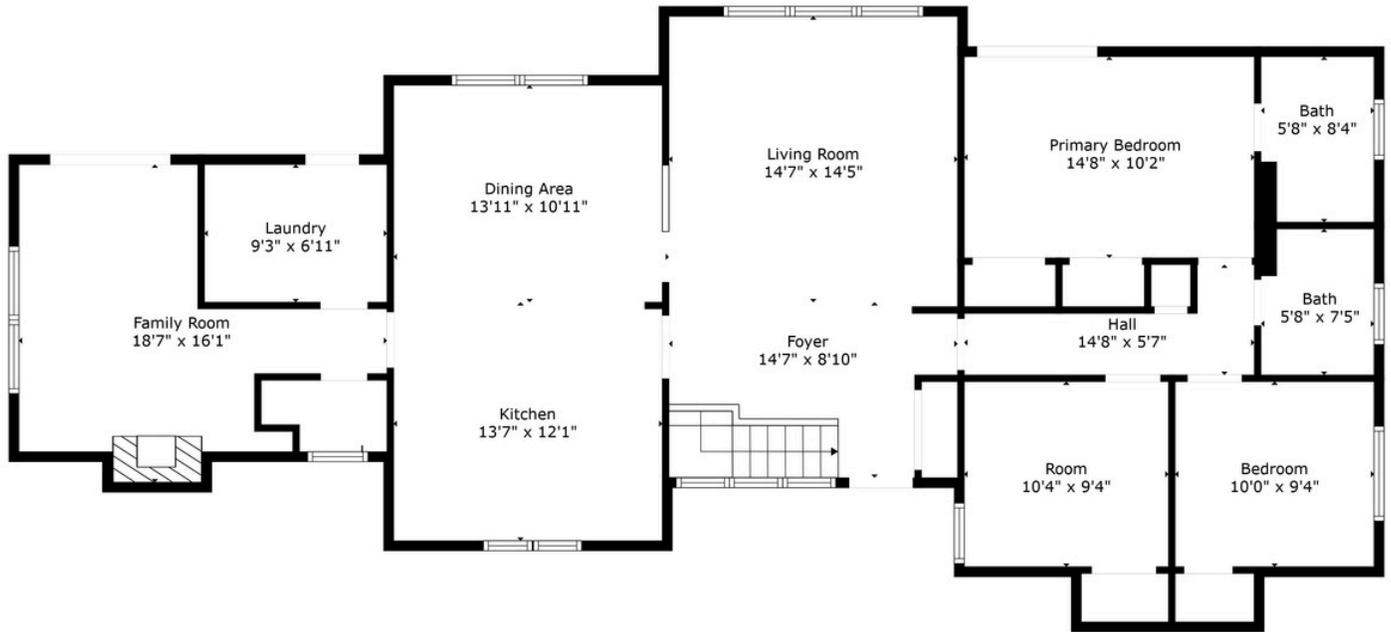


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212 Arcand Road Kemptville



TOTAL: 2279 sq. ft
 FLOOR 1: 782 sq. ft, FLOOR 2: 1497 sq. ft
 EXCLUDED AREAS: GARAGE: 400 sq. ft, STORAGE: 482 sq. ft, ROOM: 224 sq. ft,
 FIREPLACE: 5 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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