



**HAUSCHILD GROUP**  
REAL ESTATE TEAM



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## Stunning Bungalow with Walk-Out Basement

Sprawling bungalow on a large, landscaped lot, the Empire by Moderna Homes is a spectacularly finished home, inside and out. From the covered front porch, to the elegant & sunny living spaces, to the multi-tiered deck with above ground salt water pool, this home offers a family-friendly lifestyle for years to come.

### 313 Moore Crescent

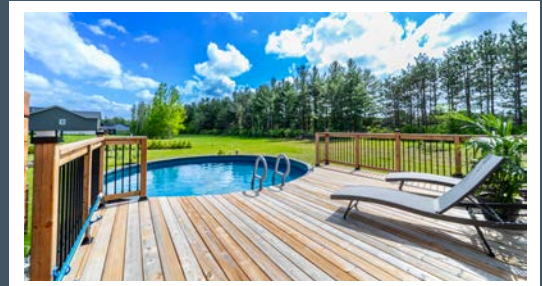
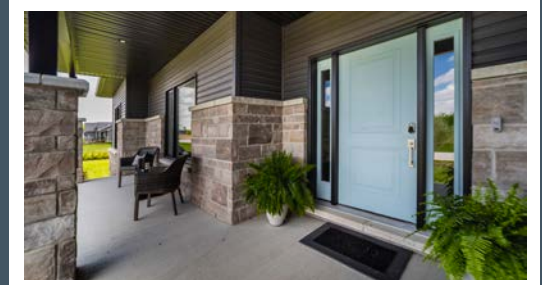
North Grenville, Kemptville

#### About this Property

This move-in ready, sprawling bungalow is an oasis for the entire family! You will fall in love with the sun-drenched principle rooms, and be captivated by the thoughtful finishes throughout this spectacular home.

#### Awesome Features:

- ✓ Open concept main level
- ✓ Above ground saltwater pool
- ✓ 3 main level bedrooms
- ✓ Landscaped lot
- ✓ Fully finished walk-out lower level with bed #4
- ✓ Upgraded features throughout



Contact us for more information:  
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Lot Measurements as per GeoWarehouse & Survey

206.23 ft x 216.51 ft x 206.23 ft x 216.73 ft



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



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# 313 Moore Crescent

## North Grenville, Kemptville

### Builder

Moderna Homes

### Model

Empire

### Year Built

~2018

### Closing Date

July 2024 or TBA

### Property Tax

~\$5,973.78/2024 as per homeowner

### Hydro

~\$210.57/month

### Gas

~\$85.43/month

### Inclusions

Dishwasher, dryer, hood fan, microwave, fridge, stove, washer, above ground pool, auto garage door opener, gas stove, drapery tracks, hot water tank,

### Exclusions

Negotiable: snowblower, weedeater, rototiller mower, utility trailer, wine fridge, freezer, TV cab & Pax wardrobes

### Updates & Upgrades

- Pave driveway - 2022
- Front step - 2023
- Landscaping in front garden - 2023
- Shelving in garage -2022
- Deck - 2023
- Pool - 2022
- Trees - 2023
- Upgrade to 200-amp service - 2023
- Coffee bar - 2024
- Lighting in dinning area - 2024
- Fireplace, basement feature wall, front door bench - 2024
- Update mirrors and lighting in master bathroom - 2022
- Laundry area - 2024
- Wardrobe in basement bedroom - 2023
- All curtains and rods were replaced - 2024
- Upgraded to doorbell camera and keypad - 2022
- Battery backup on sub pump - 2022
- Electric Fireplace 2024

### Hot Water Tank

~2018

### Furnace

~2018

### A/C

~2018

### Windows

~2018

### Flooring

~2018

### Roof

~2018

### Stove

~2018

### Fridge

~2018

### Washer

~2018

### Dryer

~2018

### Dishwasher

~2018



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