



HAUSCHILD GROUP
REAL ESTATE TEAM



Cynthia McGiverin
REALTOR®



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Team Lead
REALTOR®

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

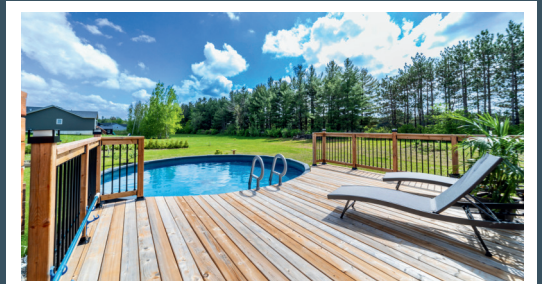
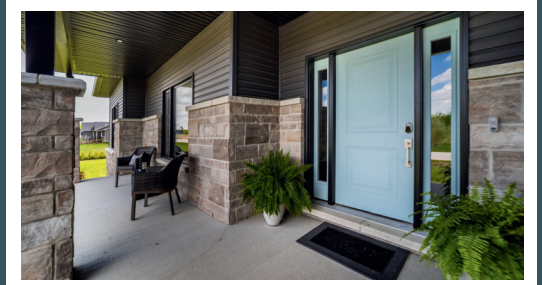
North Greenville, Kemptville
Presented at \$1,149,000

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.

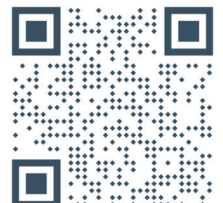
Awesome Features:

- ✓ 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

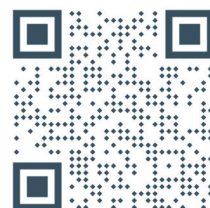
~2018



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What's Nearby

Bubba & Bugs Coffee Bar | 146 Prescott Street
Salamanders Restaurant | 28 Clothier Street
Nakhon Thai Kemptville | 2820 County Road
Wendy's | 3000 Wellington Road
Dairy Queen | 309 Colonnade Drive
A&W | 305 Colonnade Drive
Starbucks | 3000 Wellington Road
Tim Hortons | 301 Colonnade Drive
Brewed Awakenings | 2868 County Road
Kemptville Family Restaurant | 2794 County Road
Hard Stones Grill | 2727 County Road
LCBO | 324 Colonnade Drive
Walmart | 340 Colonnade Drive
Bar Burrito | 304 Colonnade Drive
JJ's Shawarma | 309 Colonnade Drive
3's Company Chip Wagon | 246 44, Kemptville



Schools in the Area

Public Schools

Kemptville Public School | 224 County Road 44
South Branch Elementary School | 2649 Concession Rd
North Grenville District High School | 2605 Concession Rd



Catholic Schools

Holy Cross Catholic School | 521 Clothier Street
St. Michael Catholic High School | Box 4000, 2755 Highway 43



French & French Catholic Schools

Académie Catholique Notre-Dame | 50 Campus Dr
Ecole Elementaire et Secondaire Publique Riviere Rideau | 51
Academic Cres.

E&OE schools determined through individual school board locator tools.

Please check with boards for individual needs*

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