

FOR SALE



ROYAL LEPAGE
Team Realty
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2 STOREY HOME 1.1 ACRES IN KEMPTVILLE

480 DENNISON ROAD

More Info

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480 Dennison Road

Kemptville, ON

Year Built

1992

Bedrooms

3

Bathrooms

2.5

Garage

2

Set on a peaceful, treed 1.11-acre lot with no rear neighbours, this well-maintained 2-storey family home offers a rare blend of privacy, space, and convenience just minutes from Kemptville and easy access to the highway.

Enjoy the best of both worlds: quiet, nature-filled surroundings with quick connectivity to town, amenities, and commuting routes. Featuring 3 bedrooms, 2.5 bathrooms, a fully finished basement, and a 2-car insulated garage / mudroom, this Oxford Mills property is designed for comfortable family living. The main level offers a functional layout with bright living spaces, a cozy wood fireplace, and convenient main-floor laundry.

The kitchen and dining areas flow seamlessly to a standout backyard retreat: private, serene, and surrounded by nature, featuring an oversized deck, awning, above ground pool, HydroPool hot tub, plus two spacious sheds for storage. Upstairs, three well-sized bedrooms including a primary bedroom with ensuite & bright walk-in-closet all provide ample space, while the finished basement adds flexibility with an additional guest space/recreation area and storage. Many updates including furnace and A/C (2014), roof (2015), hot water tank (2015), well pump (2023), water treatment system (2021); driveway (2021), hot tub (2021), above-ground pool (2020), decks (2020) & more! A turn-key rural retreat just minutes to Kemptville.





IMPROVEMENTS

- Septic Pump out (2026)
- Well pump (2023)
- Garage door springs (2022)
- Driveway/Interlock (2021)
- Hydropool (self cleaning) Hot tub (2021)
- Water Treatment System, Iron Filter (2021)
- Pool (2020) (chlorine)
- Decks - 16 x 40 main deck, 20 x 9 pool deck (2020)
- Amish Shed 11 x 26 (2018)
- Garden Shed 8 x 10 (2018)
- Kitchen Backsplash (2018)
- Toilets (2018)
- Blinds (2017)
- Hot water tank (2015)
- Roof (2015)
- Paint (2015)
- Dishwasher (2015)
- Fridge (2015)
- Furnace (2014)
- A/C (2014)
- Pressure Tank (2014)
- Washer (2014)
- Dryer (2014)
- Finished/Insulated garage (2014)

INCLUSIONS

Furnace; AC; Washer; Dryer; Hot Water Heater; Above Ground Pool (Incl. Pump, Filter, Solar Blanket); Hot Tub; Window Coverings; Fridge; Dishwasher; Well Pressure Tank; Water Treatment System (softener, iron filter); sump pumps (2) and battery backup; Sheds (2).

PROPERTY PRESENTED BY

Julia Forbes

REALTOR®



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