

Offered At
\$649,000

Welcome Home

204 Georgiana Street
Kemptville, ON KoG 1J0

FEATURES

- bungalow duplex
- separate hydro meters
- separate hot water heaters
- 3 bedrooms / 1 bathroom upper level
- 2 bedrooms + den / 1 bathroom lower level



To view the property website,
Scan this code
OR head to
www.204GeorgianaStreet.com

This solid brick bungalow, built in 1975, offers approximately 2,231 square feet of finished space. Situated as a duplex on a corner lot in a quiet residential neighbourhood, it's in the heart of Kemptville, just steps away from many shops and services in town. Imagine the possibilities: you could live in one apartment and rent out the other, purchase it strictly as an investment property and rent out both units, or use it for multi-generational living or to accommodate a nanny or caregiver. The first-floor unit boasts three generously sized bedrooms, a large living room with a wood-burning fireplace, and huge front picture windows. You'll also find a spacious kitchen with main floor laundry, a formal dining room with a window to the backyard, and a full three-piece bath with a soaker tub. The lower level has a separate entrance and features a large living room open to the kitchen, which includes a convenient breakfast bar. There's a separate dining area, two bedrooms on this level, plus a den. Additionally, there's a full three-piece bathroom and a recently installed full-load washer and dryer. The back deck is spacious, and the extra-large driveway offers parking for several vehicles. There are also two sheds for ample storage. This is a fabulous investment opportunity in a great location, within walking distance to many local amenities in Kemptville and only minutes to Highway 416. The main floor is currently tenanted, and they would like to stay, while the lower level is presently vacant.



ROYAL LEPAGE
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Not intended to solicit those already under contract.

INCLUDED:

- 2 Fridges
- 2 Stoves
- 2 Washers
- 2 Dryers

RENTAL EQUIPMENT:

- Two Electric Hot Water Tanks
 - \$24/mth + \$140 maintenance fee every quarter

PROPERTY TAXES:

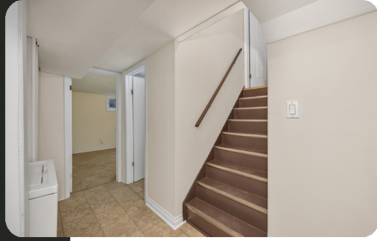
- \$ 3,682 - 2026

APPROXIMATE UTILITIES:

- Natural Gas: for both units \$80/mth winter, \$50/mth summer
- Hydro: Main Unit \$60/month, \$40 Lower Unit
- Water & Sewage \$240 every 2 months

ROOM MEASUREMENTS:

- Front Porch 7'3" x 6'11"
- Foyer 5'8" x 13'0"
- Livingroom 21'7" x 13'0"
- Dining Room 12'2" x 9'3"
- Kitchen 15'7" x 11'10"
- Bathroom 9'6" x 4'11"
- Primary Bedroom 11'11" x 11'1"
- Bedroom 11'11" x 8'7"
- Bedroom 11'4" x 9'6"
- Kitchen 16'2" x 13'1"
- Livingroom 20'9" x 14'10"
- Dining Room 10'4" x 7'3"
- Bedroom 13'8" x 11'2"
- Bedroom 13'2" x 10'0"
- Office 15'2" x 11'2"
- Bathroom 9'6" x 5'1"
- Utility Room 9'0" x 7'5"
- Rear Deck 26'3" x 10'1"



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