

# 3756 Mapleshore Drive Kemptville, ON



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## *Welcome to your*

### **LUXURY RIDEAU RIVER WATERFRONT OASIS!**

- STUNNING VIEWS & HIGH-END FINISHES throughout
- Gourmet kitchen boasts Monogram double wall ovens, GE induction cooktop, paneled appliances & built-in pizza oven
- Living room features an ENTIRE WALL OF WINDOWS overlooking the water
- Primary suite w/spacious bdrm, wood fireplace, walk-in closet, loft & spa-like bath
- Guest wing w/ 2 large bdrms, sitting area & spa bathroom w/view
- PRIVATE BOAT LAUNCH & permanent dock.
- Metal roof, large shed, integrated patio lighting, soft close cabinetry & remote control blinds

**Experience lavish serenity here!**



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# 3756 MAPLESHORE DRIVE, KEMPTVILLE, ON



## Of NOTE

Style - 2 Storey      2023 Taxes - \$6,068.00

Lot Size - 104.99' x 0'

Parking - 15: 2-Car Attached Garage, Inside Entry  
Oversize Driveway

Heating - Baseboard, Forced Air / Electricity, Wood

Cooling - Central Air Conditioning

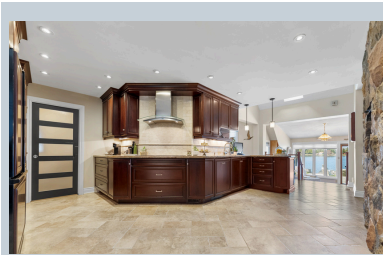
Included - 2 Fridges, Built/In Oven, Cooktop, Hood Fan,  
Microwave, Dishwasher, Washer, Dryer, Wet Bar, Ceiling  
Fan, Drapes, Window Blinds, Storage Shed

Possession - TBD

Approximate

## ROOM SIZES:

M	Foyer	13'7"	x	11'7"
M	Living Room	34'10"	x	31'1"
M	Dining Room	16'3"	x	15'6"
M	Kitchen	23'5"	x	18'2"
M	Porch	45'2"	x	25'1"
M	Laundry Room			
M	Bathroom	2 Piece		
2	Primary	17'11"	x	14'7"
2	Primary Walk-in	9'10"	x	6'11"
2	Primary Ensuite	3 Piece		
2	Bedroom	20'10"	x	12'1"
2	Bedroom	13'5"	x	10'11"
2	Loft	17'1"	x	13'3"
2	Sitting Room	27'2"	x	19'5"
2	Bathroom	4 Piece		
L	Hobby Room	21'0"	x	14'5"
L	*** Other	5'3"	x	5'3"
L	Utility Room	33'8"	x	23'11"
L	Storage	9'7"	x	7'4"



Information is for marketing purposes ONLY and should be verified.



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