



WELCOME TO...

430 Butler Farm Rd

Quality-built by Mackie Homes in 2023, this stunning 4-bedroom, 3-bathroom home offers over 2,300 sq. ft. of beautifully designed main-floor living on a spacious 1-acre lot. The bright, open-concept layout features 9-foot ceilings, hardwood flooring, a gas fireplace & gourmet kitchen with abundant cabinetry, stainless steel appliances & oversized island. The private primary retreat includes a walk-in closet & luxurious 5-piece ensuite, while two additional bedrooms, a mudroom, laundry & 3-car garage add functionality.

The partially finished lower level offers a spacious 4th bedroom, sitting area & bathroom rough-in with room to expand. Outside, enjoy a beautifully landscaped backyard with a large deck, hot tub, fire pit, irrigation system, gardens & mature trees providing exceptional privacy. Ideally located near trails, parks & Kemptville amenities, with natural gas heating & remaining Tarion warranty.



4 Bedrooms



3 Bathrooms



3 Car Garage



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FOYER

Welcoming double front doors open into a spacious foyer featuring tile flooring & a large closet. The bright, inviting entryway flows seamlessly into the open-concept living space with soaring 9-foot ceilings, creating an impressive first impression.





SPACIOUS FAMILY ROOM

The oversized family room offers plenty of space to relax & gather, centred around a natural gas fireplace. A large patio door provides easy access to the backyard, bringing in plenty of natural light & creating a seamless connection to the outdoor living space.





GOURMET KITCHEN

The stunning gourmet kitchen is designed for both everyday living & entertaining, featuring an abundance of cabinetry, stainless steel appliances & a massive centre island with plenty of seating. A spacious, functional layout offers ample room for meal preparation, gathering & hosting.





DINING ROOM

The dining room is part of the open-concept main living area, surrounded by large windows that fill the space with natural light & offer lovely views of the landscaped backyard.





PRIMARY BEDROOM

The primary bedroom offers a peaceful retreat with plenty of natural light & a spacious layout. A large walk-in closet provides ample storage, while the luxurious 5-piece ensuite offers a custom walk-in shower, soaker tub & double vanity. Tucked away from the secondary bedrooms, this private space is ideal for unwinding at the end of the day.

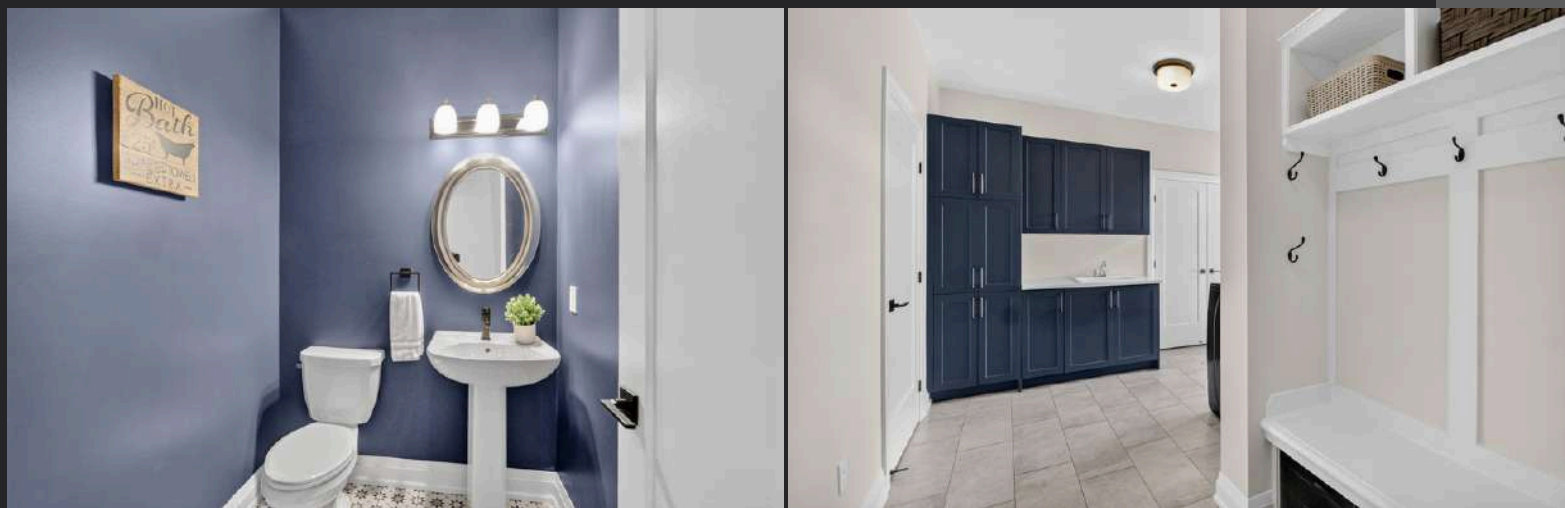




SECONDARY BEDROOMS

Two spacious secondary bedrooms are conveniently located on the main level, offering comfortable spaces for family members or guests. They share a bright 5-piece bathroom featuring a double vanity, private water closet & additional space for everyday convenience.





EVERYDAY CONVENIENCE

The spacious mudroom offers direct access to the 3-car garage, making everyday arrivals and departures effortless. With ample storage and convenient main-floor laundry, it's a practical space designed to keep the home organized. The 2-piece powder room adds extra convenience to the main level.

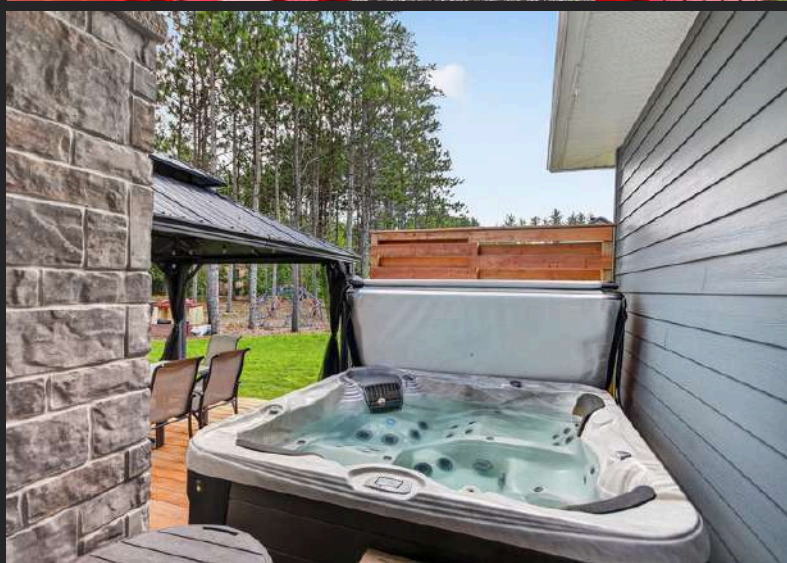




FLEXIBLE LOWER LEVEL

The partially finished lower level offers a spacious 4th bedroom with room for a sitting area, providing a comfortable space for guests, teenagers or extended family. A bathroom rough-in is already in place, with plenty of potential to create additional finished living space.





OUTDOOR OASIS

The beautifully landscaped backyard offers an exceptional outdoor retreat with a large deck, hot tub, fire pit, gardens & irrigation system. Mature trees create a private, peaceful backdrop, while generous green space provides plenty of room to relax, play & enjoy the outdoors. A thoughtfully designed landscape creates a beautiful extension of the home's living space throughout the seasons.





Have A Real Estate Question?

We're here to help. Call us at 613.324.3307 or email Andrew@BethandAndrew.ca

IT'S ALL IN THE DETAILS



4 Bedrooms



3 Bathrooms



3 car Garage

Property Type: Bungalow

Year Built: 2023

Builder/Model: Mackie Homes / Trenton

A/C: Central Air

Heating: Forced Air

Water/Sewer: Well/Septic

Fireplaces/Fuel: 1 / Natural Gas

Taxes/Year: \$8,029.64 / 2026

Utilities:

- Heat approx.: \$180/month
- Hydro approx.: \$189/month

Basement: Partially Finished

Inclusions: Stove, Dishwasher, Fridge, Hood Fan, All Curtain Rods, All Window Blinds, All Light Fixtures, Garage Door Opener & Remotes, Smart Thermostat, Cameras, Hot Tub, Sprinkler System, Play Structure, Shed.

Exclusions: Garage Fridge, Wine Fridge (Downstairs), Curtains in Primary Bedroom, Curtains in Both Additional Bedrooms, Curtains on Patio Door, Washer and Dryer, Microwave, Trampoline, Swings, Climbing Dome.

Rental Items: Hot Water on Demand - Reliance

- \$47.45/month



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RENOVATIONS & UPGRADES

2026

- Basement Bedroom

2025

- Backyard Deck
- Irrigation System for Entire Yard
- Front Landscaping and interlock
- Hot Tub

2024

- Paved Driveway

2023

- Buried Downspout Drainage System
- Dog Run Fence
- Water System and Reverse osmosis

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation, and play in nearby parks and recreation facilities.



Riverside Park

Reuben Crescent



Curry Park

Curry Street



Crozier Park

Hamilton Road



Maplewood Park

Maplewood Ave



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 4km.

Kemptville District Hospital

2675 Concession Rd

Fire Station

259 County Road 44

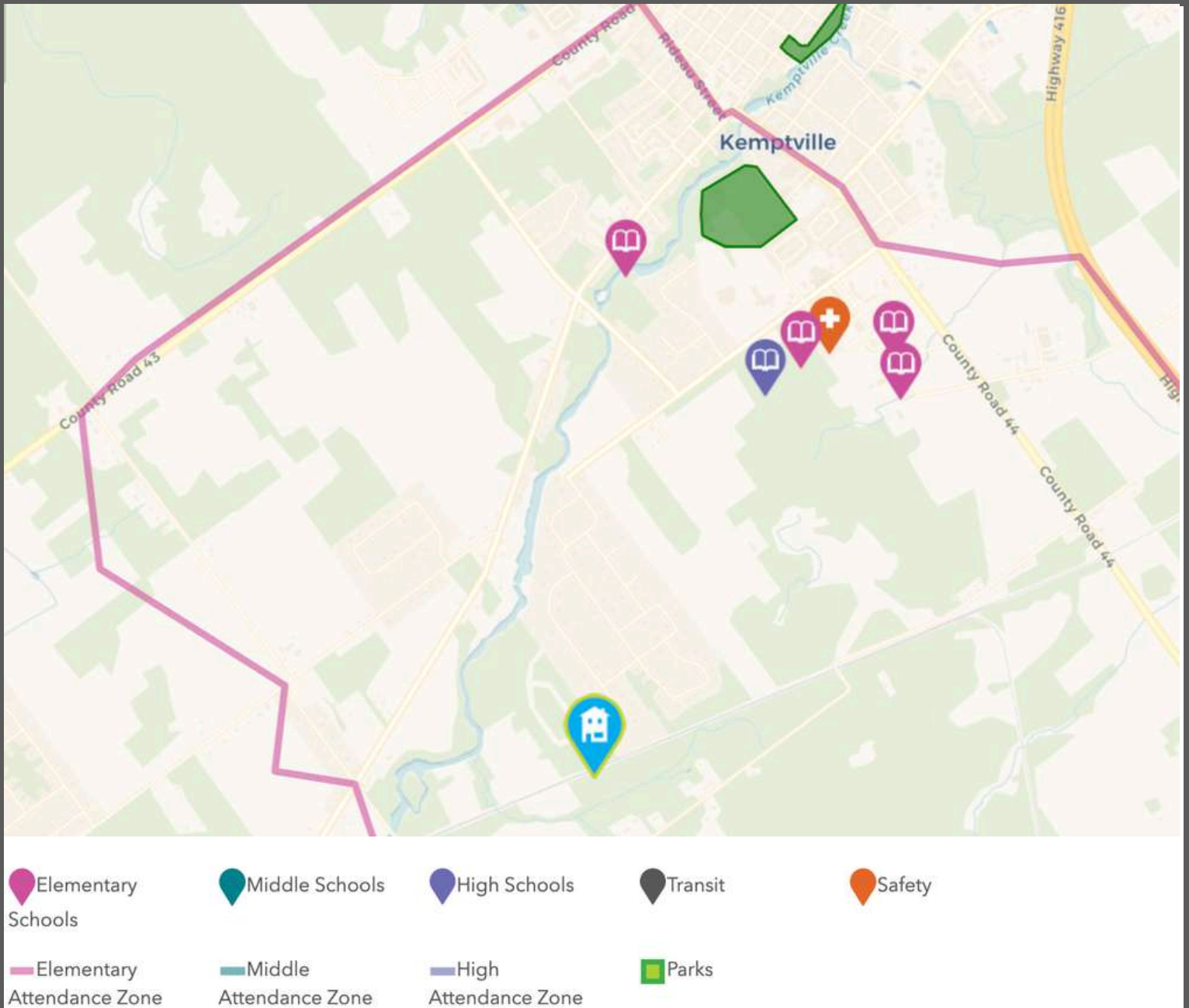
Police Station

236 County Rd 44

430 Butler Farm Rd
Kemptville, ON



MAP OUT THE NEIGHBOURHOOD



430 Butler Farm Rd
Kemptville, ON



SCHOOL REPORT

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

North Grenville District HS

Designated Catchment School
Grades 7 to 12
2605 Concession Rd

South Branch ES

Designated Catchment School
Grades PK to 6
2649 Concession Rd

ÉP Rivière-Rideau

Designated Catchment School
Grades PK to 12
51 Academic Cres

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

Académie catholique Notre-Dame

Designated Catchment
School
Grades PK to 12
50 Campus Dr

Holy Cross School

Designated Catchment
School
Grades PK to 6
521 Clothier St W

St. Michael HS

Designated Catchment
School
Grades 7 to 12
2755 County Rd 43

ÉÉC Sainte-Marguerite- Bourgeoys

Designated Catchment
School
Grades PK to 6
306 Read St

430 Butler Farm Rd
Kemptville, ON



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