WELCOME TO...

2314 Roger Stevens Dr

Fully renovated in 2026, this move-in-ready 3-bedroom, 3-bathroom home features modern finishes, spacious principal rooms and plenty of natural light. The main floor offers a bright living room, dedicated dining area and custom gourmet kitchen with quartz countertops and stainless steel appliances.

Upstairs, the spacious primary suite features ample closet space and a luxurious ensuite. Outside, enjoy a newly hydroseeded yard and an updated detached garage. With Village Mixed-Use zoning offering residential, commercial and multi-unit potential, this versatile property is ideally located in the heart of North Gower, close to local amenities and Highway 416.

3 Bedrooms

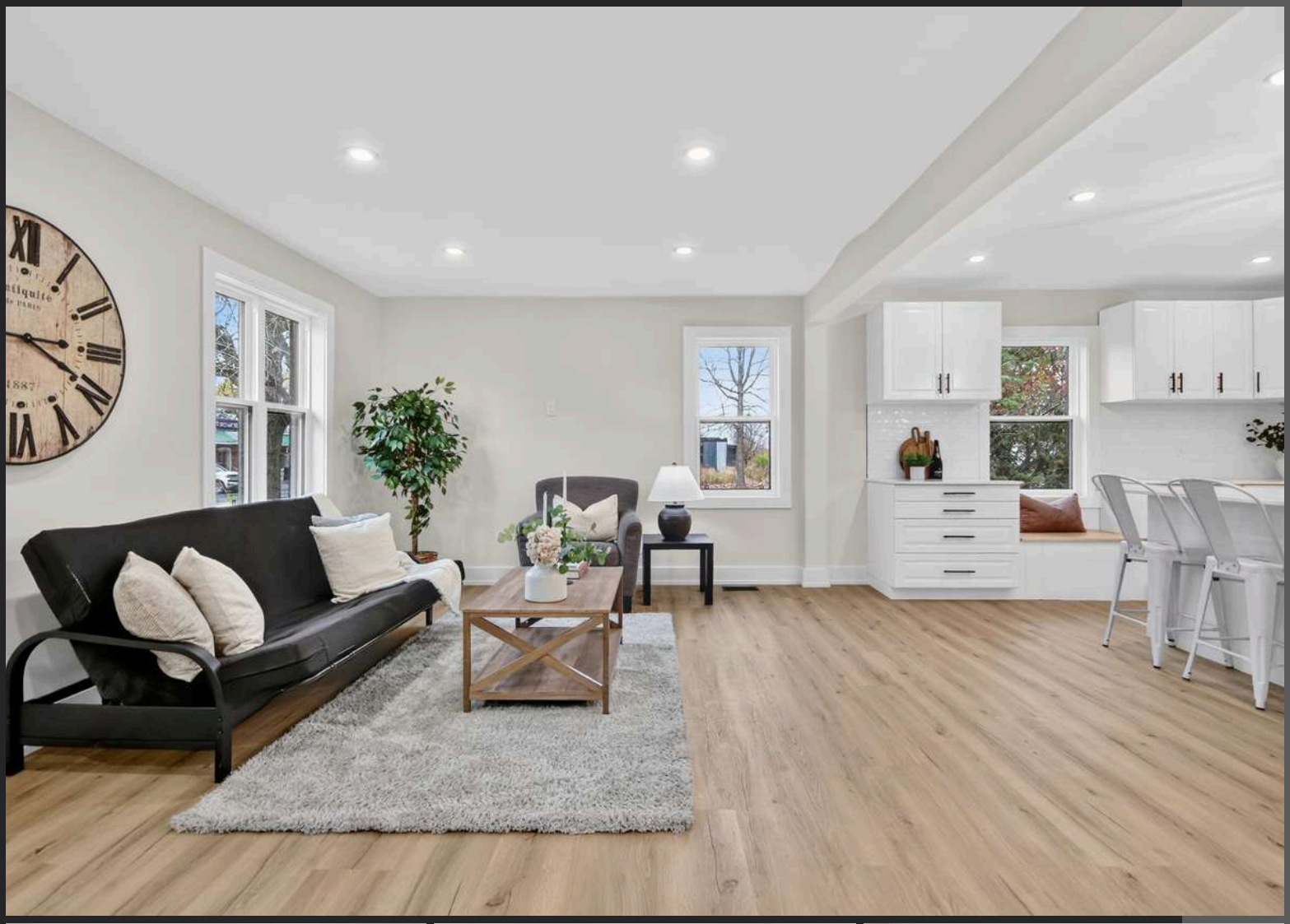
3 Bathrooms

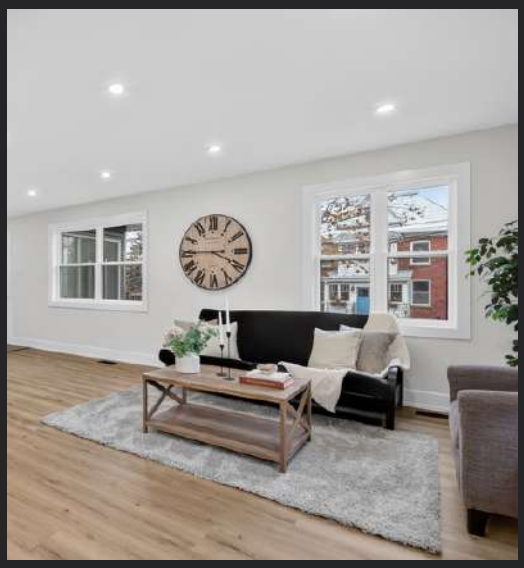
1 Car Garage

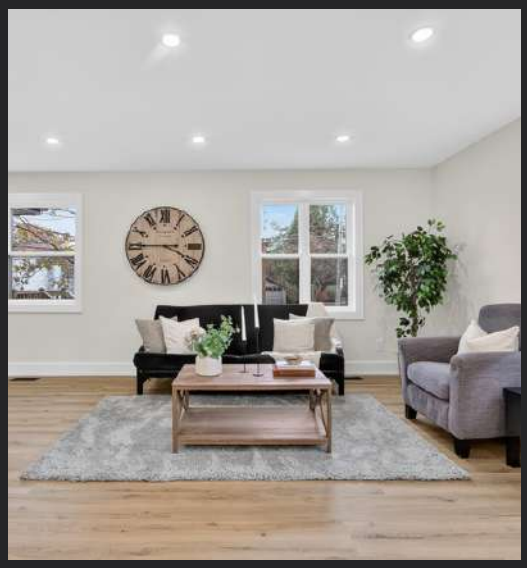
Andrew Moore
D: 613.324.3307
Andrew@BethandAndrew.ca
BethandAndrew.ca

ENCLOSED PORCH & FOYER

The welcoming enclosed front porch creates a charming first impression, leading into a bright and inviting foyer. Thoughtfully connected, these spaces offer a warm welcome into this fully renovated home, setting the tone for the modern finishes and updates throughout.





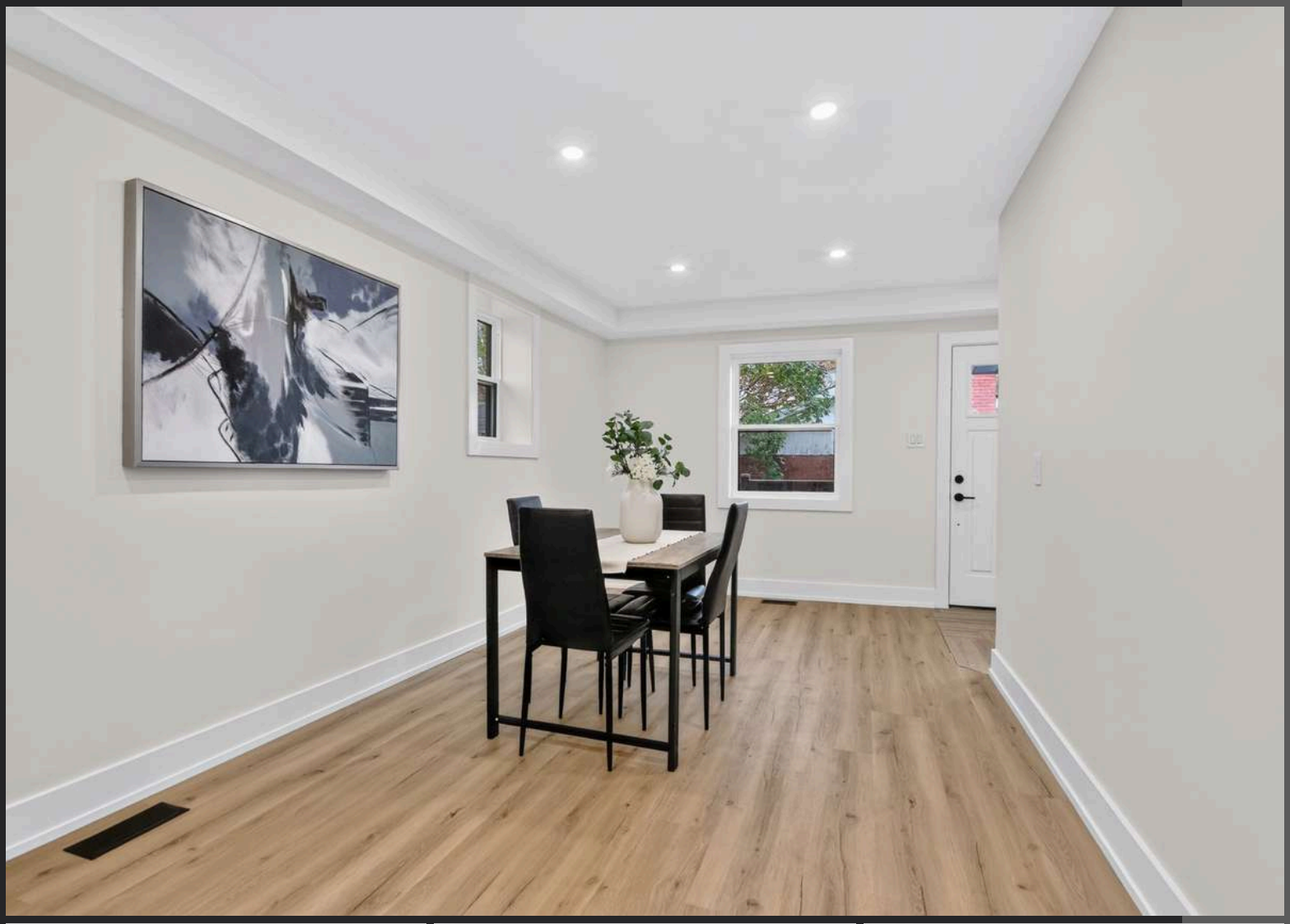


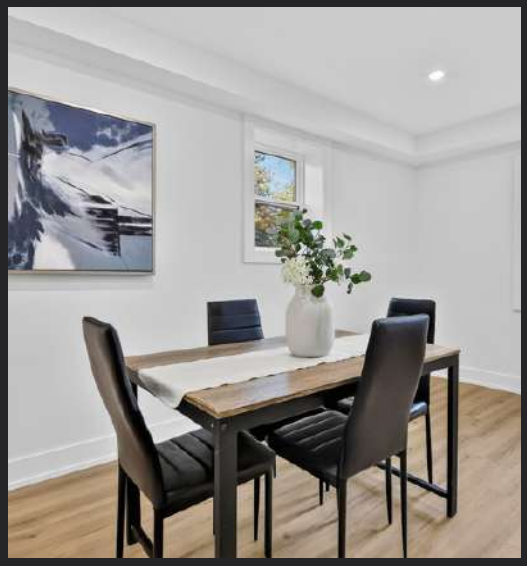
LIVING ROOM

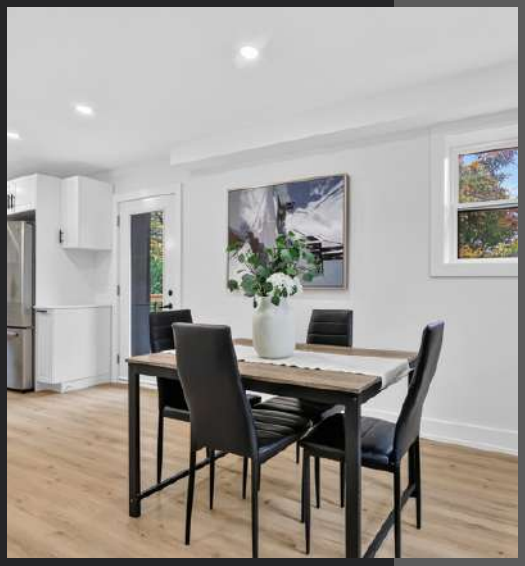
The spacious, light-filled living room features oversized windows that welcome in natural light, complemented by ample pot lighting and modern finishes. An inviting space to relax and entertain, with plenty of room for comfortable seating.

KITCHEN

The custom gourmet kitchen features extensive cabinetry, quartz countertops and stainless steel appliances, including a gas range. Thoughtfully designed with ample workspace and storage, this stylish space offers convenient access to the backyard, perfect for everyday living and entertaining.

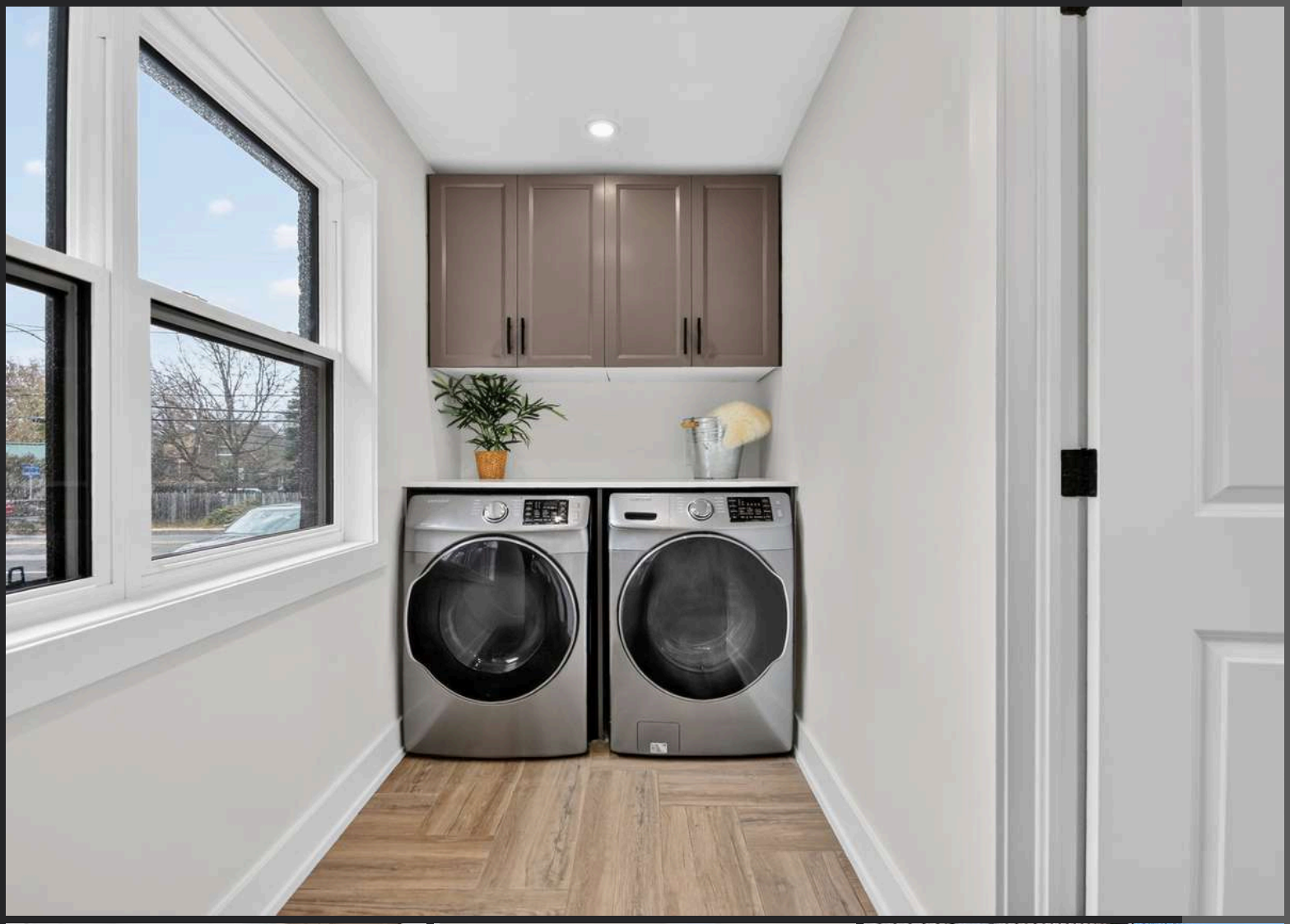






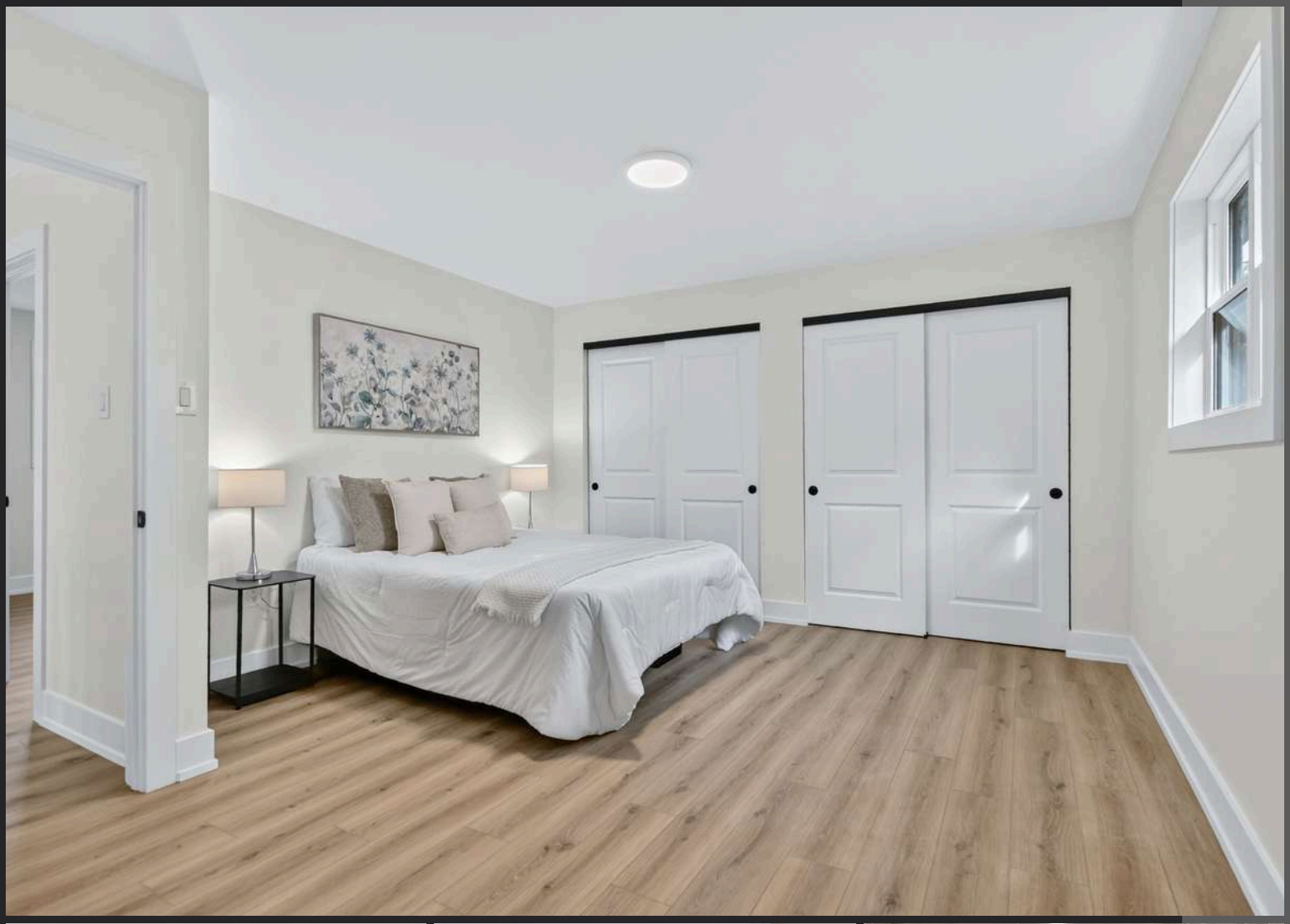
DINING ROOM

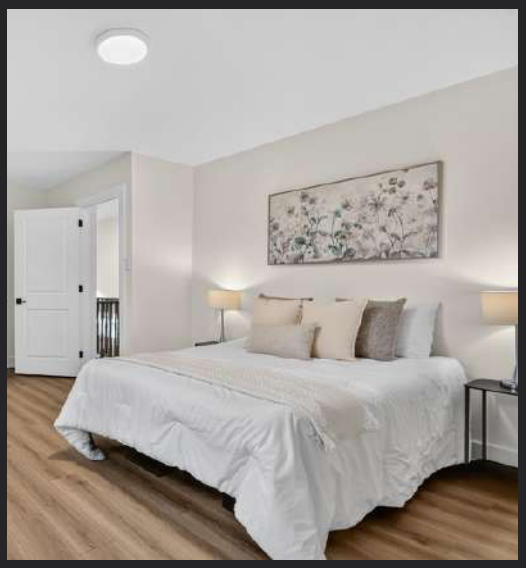
The separate dining area provides a comfortable setting for hosting family dinners and entertaining guests. Ideally positioned next to the kitchen, this space offers a natural flow between cooking and dining.



EVERYDAY CONVENIENCE

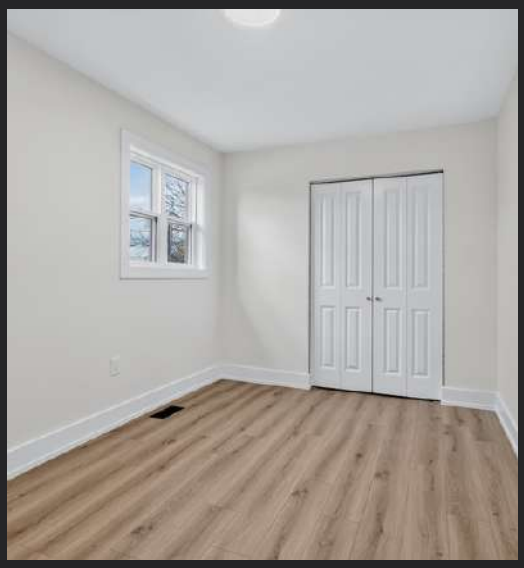
Designed with functionality in mind, the main floor features convenient laundry, a well-appointed 2-piece powder room and a separate side entrance for easy access. The spacious mudroom provides additional room for coats, shoes and everyday essentials, keeping the home organized and practical for daily living.





PRIMARY BEDROOM & ENSUITE

The spacious primary bedroom offers ample closet space and a comfortable retreat at the end of the day. The beautifully appointed ensuite features a double vanity and an oversized custom walk-in shower with a built-in bench, creating a stylish and functional space with modern finishes.



ADDITIONAL BEDROOMS & BATHROOM

Two generously sized secondary bedrooms offer comfortable spaces for family, guests or a home office. The full family bathroom features modern finishes, providing both style and functionality for everyday living.

OUTDOOR SPACE & GARAGE

The newly hydroseeded yard offers plenty of room to relax, garden and entertain, with a blank canvas to create your ideal outdoor retreat. The updated detached single-car garage features a new concrete floor and provides versatile space for storage, hobbies or a variety of permitted business uses.

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

3 Bedrooms

3 Bathrooms

1 Car Garage

Property Type: Detached

Year Built: 1967

Neighbourhood: North Gower

A/C: Central Air

Heating: Forced Air

Water/Sewer: Well/Septic

Taxes/Year: $2,774.19/2026

Utilities:

- Heat approx.: $100/month
- Hydro approx.: $140/month

Basement: Unfinished

Inclusions: Stove, Dishwasher, Fridge, Microwave Hood Fan, All Light Fixtures, Smart Thermostat, Washer, Dryer, Water Treatment System, Hot Water Tank.

Rental Items: None

Upgrades & Maintenace:

- Fully renovated (2026)
- Windows (2026)
- Septic pump-out (2026)

Information herein deemed reliable but not guaranteed.

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 14 recreation facilities within a 20 minute walk from this address.

Horace Seabrook Park
2346 Perkins Dr
3 mins

Alfred Taylor Recreation Facility - North Gower
2300 Community Way
3 mins

Meadowbrook Park (Rideau)
2972 Danbury Way
11 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 2 Rinks
- 4 Tennis Courts
- 2 Ball Diamonds
- 1 Sports Field
- 1 Community Centre
- 1 Sledding Hill

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away.

Nearest Street Level Transit Stop
Roger Stevens At James Craig
<1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 15km.

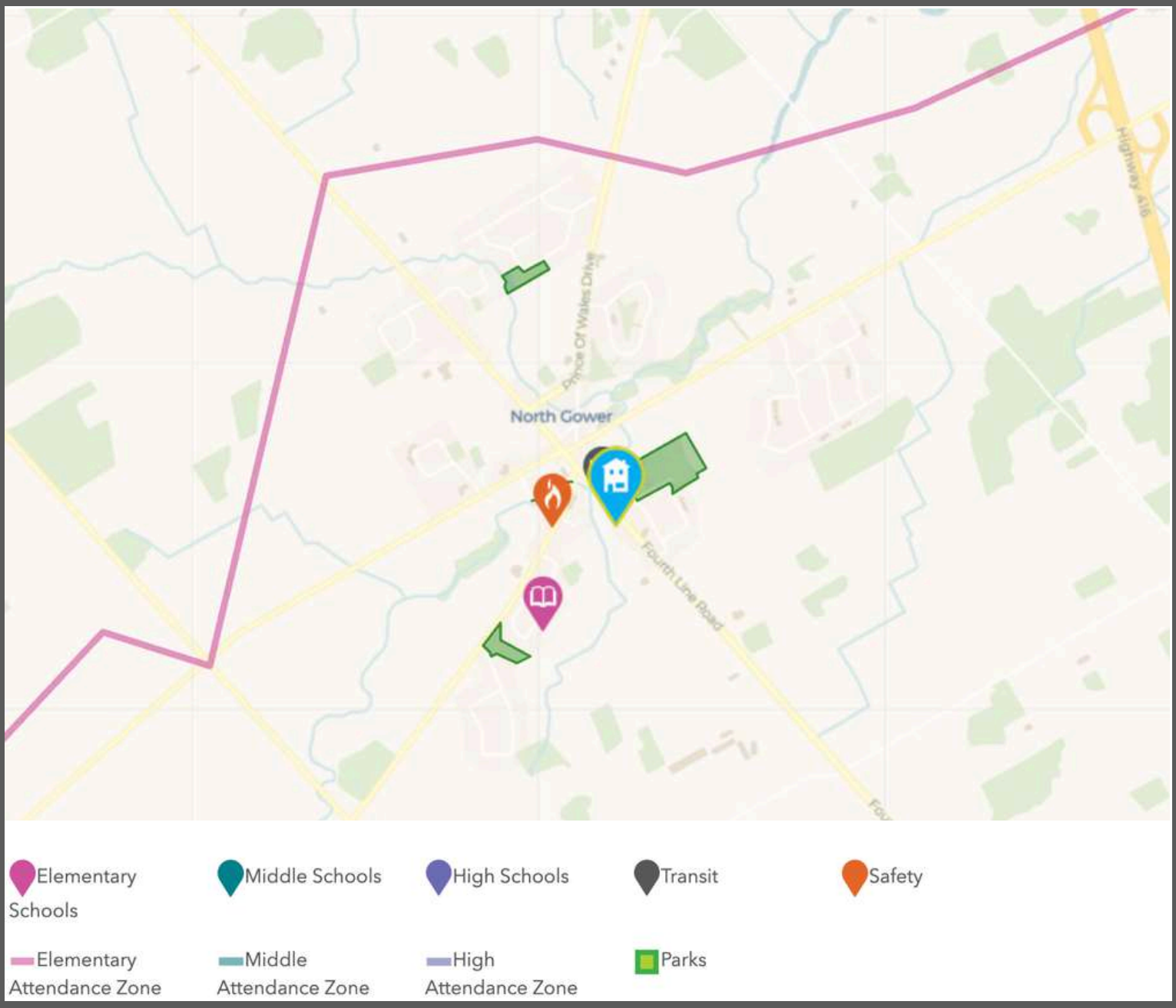
Kemptville District Hospital
2675 Concession Rd

Fire Station
2352 Roger Stevens Dr

Police Station
236 County Rd 44

2314 Roger Stevens
North Gower, ON

MAP OUT THE NEIGHBOURHOOD



2314 Roger Stevens

North Gower, ON

SCHOOL REPORT

PUBLIC SCHOOLS

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

North Gower-Marlborough PS
Designated Catchment School
Grades PK to 5
2403 Church St

Kars on the Rideau PS
Designated Catchment School
Grades PK to 8
6680 Dorack Dr

South Carleton HS
Designated Catchment School
Grades 9 to 12
3673 McBean St

ÉP Rivière-Rideau
Designated Catchment School
Grades PK to 12
51 Academic Cres

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Sir Guy Carleton SS
Designated Catchment School
Grades 9 to 12
55 Centrepointe Dr

Crystal Bay Centre for Special Education
Designated Catchment School
Grades PK to 8
31 Moodie Dr

CATHOLIC SCHOOLS

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

St. Philip School
Designated Catchment School
Grades PK to 6
79 Maitland St

ÉÉC Elisabeth-Bruyère
Designated Catchment School
Grades PK to 6
100 Stonehaven Dr

Sacred Heart HS
Designated Catchment School
Grades 7 to 12
5870 Abbott St E

ÉSC Paul-Desmarais
Designated Catchment School
Grades 7 to 12
5315 Abbott St E

2314 Roger Stevens
North Gower, ON

Andrew Moore
D: 613.324.3307
Andrew@BethandAndrew.ca
BethandAndrew.ca