

831 Bolton Road, North Grenville, Ontario K0G 1N0

Listing

831 Bolton Rd North Grenville

Active / Residential Freehold / Detached

MLS® #: **X12280699**

List Price: **\$599,900**

New Listing



Leeds & Grenville/North Grenville/803 - North Grenville Twp (Kemptville South)

Tax Amt/Yr: **\$3,631.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PT LT 2 CON 8 OXFORD PT 3, 15R8897; NORTH GRENVILLE**

Style: **Bungalow** Rooms Rooms+: **12+0**
Fractional Ownership: BR BR+: **2(2+0)**
Assignment: Baths (F+H): **1(1+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source:
Other SF: Ttl Unfinished SF **1,000**
Leased Land: YB/YB Source: **2012/MPAC**
Lot Front: **300.00** Fronting On: **E**
Lot Depth: **280.00** Lot Size Area: **1.93**
Lot Size Code: **Feet** Lot Size Area Code:
SQFT Above Grd Fin: **1004** SQFT Above Grd Fin Src: **MPAC**

Zoning:
Cross Street: **BOLTON**
Directions: **SOUTH ON THE 416 TO KEMPTVILLE EXIT, TAKE 43 TO LEFT ON BOLTON RD**

Abv Gd Fin Area/Src: **1004/MPAC**
Total Unfinished SqFt: **1000**

Prop Mgmt:
Status Cert:

Seller: **LEEANNE LEONARD AND ROBBIE LEONARD**

Recent: **07/11/2025 : NEW**

PIN #: **681090145**
Additional PIN #: **90**
Holdover: **Flexible**
Possession Type: **TBA**
Local Improv:
Seasonal Dwelling:

ARN #: **71971602504903**
Phased Tax Value: **284,000.00**

Contact After Exp: **No**
Under Contract Mnthly:
Occupancy: **Owner**
Possession Date:
Road Access Fee:
Survey Year/Type:
Realtor Sign on Prop: **Yes**

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **No**
Basement: **Yes/Unfinished**
Fireplace/Stv: **Yes**
Fireplace Feat: **Wood Stove**
Interior Feat: **Rough-In Bath, Water Treatment**

Heat: **Forced Air, Propane**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **6-15**
Property Feat: **Wooded/Treed**
Roof: **Asphalt Shingle**
Foundation: **Poured Concrete**
Soil Type:

Waterfront Y/N: **No**
Water Struct:
Under Contract:
View: **Forest**

Exterior: **Alum Siding**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/2.0**
Drive Pk Spcs: **10.00**
Tot Pk Spcs: **12.00**
Pool: **None**
Room Size:
Energy Cert: **No**
Green PIS: **No**
Rural Services:
Security Feat:

Waterfront:
Easements/Restr:
Dev Charges Paid:
Lot Shape:

Utilities: **No Gas, Hydro, No Sewers**
Water: **Well**
Water Sup Type: **Drilled Well**
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized:

Waterfront Frontage (M):

HST App To SP: **Included In**
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Affordable Country Living at Its Best! This charming 2 bedroom, 1000+ sq ft ENERGY STAR bungalow, custom-built by Lockwood Brothers in 2012, sits on 1.93 acres of private land surrounded by trees and open spaces offering peace, privacy, and unbeatable value. Step inside to an inviting open-concept layout with vaulted ceilings, gleaming hardwood and tile floors, and an abundance of natural light. The custom Deslaurier birch kitchen features an island with seating and patio doors leading to a spacious deck perfect for BBQs and gatherings. The main floor offers two generous bedrooms, while the bright, partially finished basement includes a third bedroom, large rec room with cozy woodstove, rough-in for a bathroom, and generator wiring for added peace of mind. Unwind on the welcoming front porch and take in the scenic views. The oversized detached 2-car garage with propane furnace and hydro is ideal for a home-based business, workshop, hobbyist, or storing all your toys ATVs, sleds, bikes, and more. Located just minutes from Merrickville, officially voted Canadas Most Beautiful Village, and close to Kemptville with easy access to Ottawa (50 minutes), this home is perfect for nature lovers and outdoor enthusiasts. The southwest side of Limerick Forest is right at your doorstep, offering direct access to ATV and snowmobile trails, walking,**

biking, horseback riding, and even dirt biking. Affordable, efficient, and full of charm, why rent when you can own this unique slice of country living in one of Canadas most picturesque communities!

Inclusions: **FRIDGE, GAS STOVE, WASHER, DRYER, DISHWASHER, HOT WATER TANK, WATER TREATMENT SYSTEM, ALL WINDOW COVERINGS, ALL LIGHT FIXTURES, SHED, GARAGE HEATER, PROPANE TANKS, DEDICATED GENERATOR PANEL**

Exclusions: **NONE**

Rental Items: **NONE**



Broker Rmks: **PLEASE TEXT CHRIS DIRECT AT 613-799-9249 FOR ALL INQUIRES. THERE IS A DEDICATED HOT WATER LINE ON THE OUTSIDE TAP.**

Appt/Showing Rmks:

Showing Requirements: **Lockbox**

VT URL Unbranded:

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	ALL/PRO REAL ESTATE LTD. 			Phone:	613-799-7700
List Brkr Addr:	1636 RIVER ROAD, Ottawa K4M1B4			Fax:	
List Salesperson:	Chris Hilliard, Broker 			Phone:	613-799-9249
Contract Date:	07/11/2025	Leased Terms:			
Last Update:	07/11/2025	Expiration Date:	11/15/2025	Original \$:	\$599,900
		CB Comm:	2.0		

Prepared By: **Chris Hilliard, Broker**

Date Prepared: **07/12/2025**

Rooms

MLS® #: X12280699

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	0.91 M X 1.22 M	2.98 Ft x 4.00 Ft		
Living Room	Main	2.99 M X 6.4 M	9.80 Ft x 20.99 Ft		
Dining Room	Main	2.46 M X 3.03 M	8.07 Ft x 9.94 Ft		
Kitchen	Main	4.15 M X 3.92 M	13.61 Ft x 12.86 Ft		
Primary Bedroom	Main	4.05 M X 3.57 M	13.28 Ft x 11.71 Ft		
Bedroom	Main	2.84 M X 3.62 M	9.31 Ft x 11.87 Ft		
Recreation	Lower	6.28 M X 3.87 M	20.60 Ft x 12.69 Ft		
Laundry	Lower	5.13 M X 3.87 M	16.83 Ft x 12.69 Ft		
Den	Lower	3.58 M X 3.35 M	11.74 Ft x 10.99 Ft		
Bathroom	Main			4	

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