

MOVING TO KEMPTVILLE

& North Grenville

A RELOCATION GUIDE

From Amanda Arsenault, REALTOR® — serving this area since 2008

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SALES REPRESENTATIVE SINCE 2008
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WELCOME

Hi, I'm Amanda Arsenault. I've been helping people buy and sell homes in Kemptville and North Grenville since 2008, and in the last few years I've watched more and more Ottawa families discover what those of us who live here already know: you can have the house, the yard and the small-town life — and still be at your desk in Ottawa in under an hour.

This guide is the honest version of moving here: what your money buys, what country properties need that city homes don't, what things cost, and how to settle in fast. No sales pitch — just the things I tell my own buyers. And when you're ready to look, I'm a phone call away: (613) 863-2005.

— Amanda

WHY PEOPLE ARE MOVING HERE

- **More house for the money.** In October 2026 the median sold price in Kemptville was $562,143, while Ottawa's average sale price was $678,512. Detached homes here have sold around a $660,000 median over the past year — often with bigger lots, newer builds and room to breathe.
- **The commute works.** Highway 416 puts Barrhaven about 30 minutes away and downtown Ottawa under an hour in good traffic. Many residents commute daily.
- **It's growing, on purpose.** North Grenville's population hit 17,964 in the 2021 census, up 9.2% in five years — one of the fastest growth rates in Eastern Ontario. New subdivisions, a hospital in town, and a main street (Prescott Street) full of independent shops and cafés.
- **The outdoors is the backyard.** The Rideau River and Rideau Canal (a UNESCO World Heritage Site), Kemptville Creek, Ferguson Forest and Limerick Forest — boating, trails and skating are minutes away, not a weekend trip.

THE LAY OF THE LAND

Kemptville (the town)

Municipal water and sewer, natural gas, walkable older streets plus newer subdivisions (Victoria Park, eQuinelle and others), the hospital, big-box shopping on County Road 43, and both elementary and high schools in town.

The villages

Oxford Mills, Oxford Station, Burritt's Rapids (on the Rideau, founded 1793), Bishops Mills and Pelton's Corners — smaller, quieter, mostly well-and-septic properties with real country character.

Rural North Grenville

Larger lots, farms and waterfront along the Rideau River and Kemptville Creek. This is where the septic, well and zoning questions in this guide really matter.

COUNTRY PROPERTY BASICS

City buyers: this is the section that saves you surprises.

- **Septic systems.** Most rural homes here use one. Permits and records run through the Rideau Valley Conservation Authority. Before buying, confirm the system's age, size and permit history — and budget for pumping every 3–5 years.
- **Wells & water.** Free bacterial water testing is available through Southeast Public Health — pick up and drop off sample bottles at the North Grenville municipal office, 285 County Road 44, Monday to Thursday. Results take about 2–4 business days.
- **Heating & services.** In town you'll find natural gas (Enbridge) and Hydro One electricity; rural homes may use propane, oil or electric heat, and internet can range from fibre in town to fixed wireless in the country. Check the specific address before you fall in love with a listing.

Full details, with links, are in the Resource Centre on my website: thepropertyhouse.ca/resources

WHAT IT COSTS

- **Property taxes.** North Grenville's 2026 total residential tax rate is 1.302727% — a $600,000 home pays roughly $7,816 a year (municipal + United Counties + education combined).
- **Land transfer tax.** Ontario's provincial tax applies — there's no extra municipal land transfer tax here (that's a Toronto-only thing). On a $600,000 purchase it's $8,475; first-time buyers can claim a refund of up to $4,000. Try the calculator on my Resource Centre page with your own numbers.
- **Utilities & setup.** Budget for Hydro One connection, Enbridge gas if in town, municipal water/sewer billing in town, and internet. Nothing unusual — just don't leave it to moving week.

YOUR FIRST-MONTH CHECKLIST

- [ ] Set up Hydro One and (if applicable) Enbridge accounts before closing day
- [ ] Book internet — in-town fibre or cable; rural, ask the seller what they use
- [ ] Register kids: Upper Canada District School Board (public), Catholic District School Board of Eastern Ontario, or the French boards — confirm your address's catchment school before you buy if a specific school matters to you
- [ ] Find a family doctor / register with Health Care Connect; Kemptville District Hospital is right in town for emergencies and clinics
- [ ] Garbage & recycling: the Municipality of North Grenville runs curbside pickup — your schedule and bag-tag rules are on northgrenville.ca
- [ ] Get your library card at the North Grenville Public Library
- [ ] Say hi at the Kemptville Farmers' Market and check the What's On list on my Community page — it's the fastest way to feel like a local

MAKE YOURSELF AT HOME

The farmers' market, live music downtown in the summer, minor hockey at the North Grenville Municipal Centre, trails in Ferguson Forest, a paddle from Burritt's Rapids — this is a town that shows up for itself. It was even named Canada's Most Active Community by ParticipACTION in 2021. My Community page (thepropertyhouse.ca/community) keeps a running list of what's on, updated weekly.

READY WHEN YOU ARE

Thinking about a move in the next few months? The best first step is a short call — we'll talk about timing, what your current home could sell for, and which parts of North Grenville fit your life. No pressure, and no obligation.



Amanda Arsenault, REALTOR®

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(613) 863-2005 · thepropertyhouse.ca

Rated 5.0 from 28 Google reviews

Serving Kemptville & North Grenville since 2008

Market figures: Ottawa Real Estate Board (OREB), October 2026. Tax figures: Municipality of North Grenville, 2026. General information only — not legal or financial advice.