



*Riverfront Estates / Almonte*  
**639 ROBERT HILL ST.**

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## Spacious Bungalow Living in sought-after Riverfront Estates

Built by Neilcorp Homes and located in the sought-after Riverfront Estates community, this wonderful bungalow offers far more space and functionality than first meets the eye. Perfectly positioned near shopping, the Mississippi River, Almonte General Hospital, and the town's charming historic village core, this home blends modern comfort with the warmth of small-town living. Families will appreciate being within walking distance to two elementary schools and close to local daycares.

With 2+3 bedrooms and 3 full bathrooms, this home offers exceptional flexibility for growing families, multi-generational living, or those who simply value space.

A welcoming foyer introduces maple hardwood floors that flow throughout the main level. To the left, a sun-filled den or home office provides the perfect quiet workspace. The heart of the home unfolds into a bright open-concept living, dining, and kitchen area designed for everyday living and effortless entertaining. The kitchen features abundant cabinetry, a peninsula breakfast bar, stainless steel appliances, and a convenient pantry closet. The adjacent dining area comfortably accommodates family gatherings and opens to the inviting living room, where a gas fireplace serves as a warm focal point and patio doors lead to the fully fenced backyard.

The spacious primary suite offers a walk-in closet and a 4-piece ensuite complete with a separate shower and jetted soaker tub, plus private patio door access to the backyard. A second bedroom, full 4-piece bath, and laundry/mudroom with inside entry from the double attached garage complete the main level.

The fully finished lower level is a true surprise — offering three generously sized bedrooms, another 4-piece bathroom, a large family room with dining or flex space, and an impressive sound-insulated music studio. This versatile room would also make an ideal gym, playroom, workshop, or hobby space.

Whether you are seeking the ease of bungalow living, room for a growing family, or a layout that allows everyone their own private space while still coming together in the expansive main-level great room—this home delivers.

### HOME IMPROVEMENTS:

- 2026:
  - New Stove
  - New Kitchen Window
- 2025:
  - New Garage Doors
- 2024:
  - Refrigerator (main level)
- 2022:
  - Microwave/Hood Fan
- 2020:
  - Dishwasher
- 2019:
  - Sound insulated basement music room
- 2018:
  - Washer & Dryer
- 2016:
  - Added external natural gas BBQ hookup

### INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- All Light Fixtures & Ceiling Fans
- Window Blinds
- 2 Auto Garage Door Openers
- Sound absorbing panels in music room
- Water Filtration System and Reverse Osmosis Unit

### EXCLUSIONS:

- Dining Room Chandelier
- Lower level Refrigerator
- Chest Freezer

**Year Built:** 2012

**Lot Size:** 49.21 ft x 100.10 ft

**Property Taxes:** \$4,955 [2025]

**Heating:** Forced Air/  
Natural Gas

**Cooling:** Central Air

### Rented Equipment:

Hot Water Tank (\$45/mth)

**Parking:** Double Attached Garage with inside entry; driveway accommodates 4 mid-size vehicles

### Average Monthly Utilities:

Heat: \$96/mth  
Hydro: \$158/mth  
Water: \$107/mth



LEVELS	ROOMS	DIMENSIONS
Main	Entry	10'5" x 6'10"
Main	Home Office/Den	11'5" x 11'0"
Main	Living Room	18'0 x 13'0"
Main	Dining Area	12'1" x 10'9"
Main	Kitchen	12'1" x 10'9"
Main	Laundry/Mudroom	6'8" x 6'2"
Main	Primary Bedroom	15'0" x 14'0"
Main	4 Piece Ensuite Bath	12'0" x 6'3"
Main	Bedroom 2	11'1" x 11'0"
Main	4 Piece Bathroom	8'7" x 5'4"
Lower	Family Room	13'7" x 12'10"
Lower	Games Area/Dining	12'10" x 12'5"
Lower	Bedroom 3	17'9" x 11'3"
Lower	Bedroom 4	10'3" x 9'6"
Lower	Bedroom 5	10'2" x 10'0"
Lower	4 Piece Bathroom	9'3" x 5'3"
Lower	Music Room	17'8" x 12'5"
Lower	Mechanical/Storage Room	

\*Some Room Measurements +/- jogs.



