




For Sale

1255 Royal Maple Drive

 **Cumberland**

 **3**

 **3**

 **199' x 399'**

 **5+**

Custom built country home on quiet cul-de-sac, nestled on 2.7 acre wooded lot backing onto forest ridge. Set back from the road, up the tree-lined elongated driveway, home greets you with stunning curb appeal, white stucco exterior, stain glass window, two car garage, wrought iron fencing & stone patios & walkways. Lovingly maintained by original owners, welcoming interior provides opportunity to make this home your own or preserve it's original charm & character, large windows for ample sunlight & views, rich wood accents & hardwood through living spaces & second floor. Versatile interior layout features great flow between separate rooms offering opportunities for both togetherness & separation. Kitchen boasts wood cabinetry with ample storage & cooking space, peninsula island & huge eat-in area with access to patio. Connected living room & den, perfect for entertaining, features cozy wood burning fireplace with rustic mantel & surround. Second floor features 3 bedrooms including primary retreat with grand double door entry & ensuite bath, as well as more 2 full bathrooms. Basement features finished recreation area & great amount of storage.

Cumberland Ridge

Neighbourhood offers best of both city & country living – only 25 minutes from Downtown Ottawa.

Wonderful neighbourhood with mix of families & seniors. Close to parks, access to Ottawa River, golf, shopping & restaurants.



Inclusions

- Kitchen appliances: refrigerator, stove, hood fan, dishwasher
- Washer & dryer, Hot water tank, Light fixtures, Window coverings, Bathroom mirrors, Built-in shelving affixed to walls, Water treatment, Lawn mower & select tools, Left over flagstones, Outdoor benches & patio furniture, Portable A/C unit, Sump pump

Negotiables

- Sellers plan to sell most of their decorative items & furniture after the sale of their home. If Buyers are interested in anything please don't hesitate to inquire.

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$304/month
- Property taxes: \$4500/year, approximately



Expansive Family Home

- Custom built country home, 1979
- Located on quiet cul-de-sac
- Nestled on gorgeous 2.7 acre wooded lot
- Backing onto forest ridge
- No rear neighbours
- Ultimate privacy & tranquility
- Set back from the road
- Tree-lined elongated driveway
- Stunning curb appeal
- White stucco exterior with deep brown accents
- Stain glass window
- Two car garage
- Wrought iron fencing
- Stone patios & walkways
- Lovingly maintained by original owners
- Welcoming interior allows opportunity to make this home your own or maintain it's original charm & character

Versatile Layout

- Main level with great flow between separate rooms offering opportunities for both togetherness & separation
- Large windows for ample sunlight & fantastic views
- Rich wood accents
- Hardwood flooring through living spaces & second floor
- Country kitchen features wood cabinetry
 - Plenty of cooking space
 - Ample storage
 - Peninsula island
 - Large eat-in area
 - Access to back patio
- Connected living room & den with cozy wood burning fireplace with rustic wooden mantel
- Second floor features 3 well-proportioned bedrooms & 2 full bathrooms
- Lovely primary retreat
 - Grand double door entry
 - Ensuite bathroom
- Spacious basement
 - Finished recreation area
 - Great amount of storage



Home Features & Systems

approximate ages

- Home built - 1979
- Property PINS - sold together
 - Home 145280209 - 2.42 acres
 - Path 145280216 - 0.3 acres
- Roof, asphalt shingles - (2017)
- Furnace, forced air - electric
- Wood burning fireplace
- Water softener system
- Septic
 - Located at side of home in area cleared of trees, opposite side to driveway
 - Pumped and repiped (2018)
- Drilled well
 - Located to the left of stone steps
 - Wellhead replaced (2018)
- Windows & Doors, original
- Dishwasher (2019)
- Washer (2019)
- Dryer (2019)
- Refrigerator (2014)
- Stove (2006)
- Hot water heater, owned (2009)



**Are you ready
to make this
house a *home*?**

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