

For Sale

1597 Rideauvale Ave

Kars

3+1

2

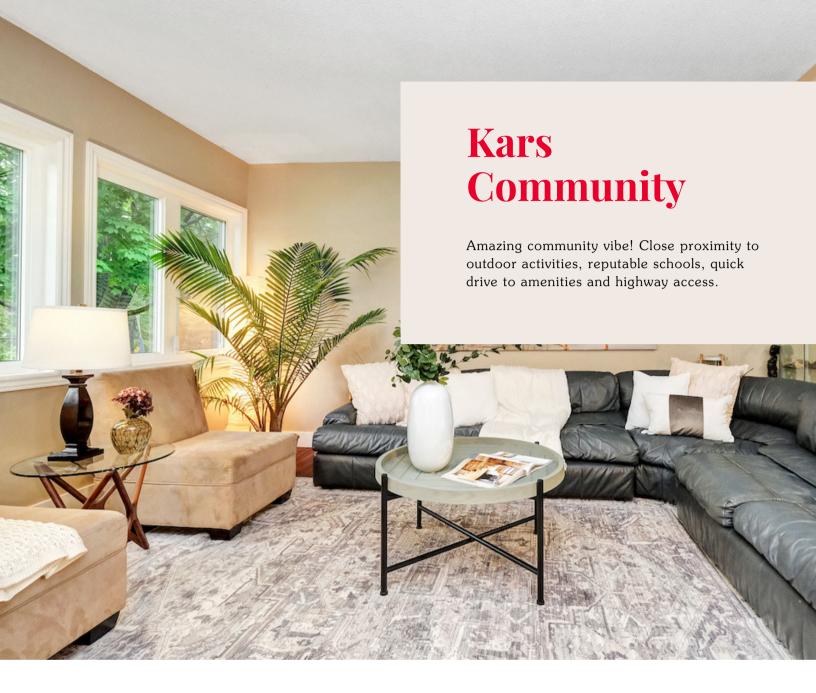
🖩 111.18 ' x 179.94 '

® 8

Expansive bungalow on beautiful private setting within highly sought after community. Home features best of both worlds: private yard within steps to neighbours and community amenities.

Bright and sunny family home tucked in on a quiet street with cedar exterior, outstanding yard and double car garage. Renovated kitchen with plenty of storage and counter space, extended counter tops ideal for a quick meal or entertaining - overlooking living area with cozy fireplace.

Main floor also features formal dining room setting, large great room with beautiful windows, 3 bedrooms including primary room with ensuite, renovated bathrooms, updated flooring, and tastefully painted.



Inclusions

- Kitchen appliances: refrigerator (2011), stove (2016), microwave/hood fan, dishwasher (2018)
- Washer & dryer (2019), all light fixtures, window coverings, bathroom mirrors, central/built in vacuum, automatic garage door opener & remote, storage shed, above ground pool (as-is), hot water heater

Exclusions

· Artificial turf, metal shelving units, play structures

Approximate Utility Costs

- Natural Gas (Enbridge): \$81/month
- Electricity (Hydro Ottawa): \$147/month
- Property taxes \$3,670/2021



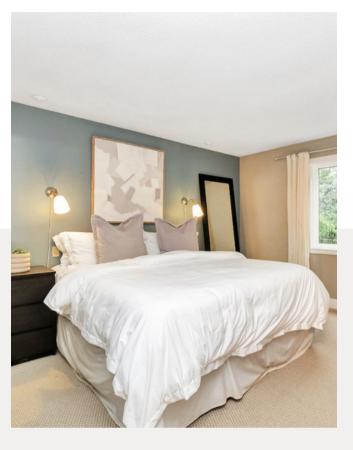


Expansive Bungalow

- · Well-maintained & professionally cleaned
- Move-in ready
- · Calm, neutral tones for harmonious look & feel
- Layered lighting throughout
- · Large windows bring the outside in
- Spacious & inviting foyer
- Lovely sunken living room with picturesque view of side yard
- Open concept great room & kitchen
 - Cozy wood fireplace encompassed in stone
 - Alcove with cathedral ceiling & peaked windows
- Timeless, white shaker style kitchen cabinetry
- Large peninsula island with additional seating
 - Stainless steel appliances including extra-wide refrigerator
 - Full wall pantry & built-in wine storage
 - Built-in homework station
- · Formal dining room with sloped ceiling
 - Glass patio door access to covered alfresco dining area on deck

Versatile Layout

- Organized laundry & mudroom conveniently located off garage
- Bedrooms quietly located in separate wing of home
 - Principle bedroom boasts space for king bed, hotel-like ensuite bathroom & upgraded walkin closet
 - two additional well-proportioned bedrooms
 - NEW full bathroom & sizeable linen closet
- Fourth bedroom in basement (window 35x20)
- · Comfortable partially finished basement
 - Expansive recreation room with several connected but separate spaces
 - Large workshop/hobby area
 - Endless storage







Home Features Systems

approximate ages

- Systems & Improvements:
 - Furnace, Forced Air Natural Gas 2013
 - Central air conditioner 2013
 - Windows 2011
 - Roof, Asphalt Shingles 2005
 - Hot water heater, 2013
 - Septic, original
 - located in backyard
 - pumped in 2021
 - Drilled Well
 - right of house
 - new pump, 2018
 - Ensuite Bathroom 2021
 - Main Bathroom 2020
 - Paved driveway 2020
 - Deck 2016
 - Custom kitchen 2011
 - Flooring 2011

Butstanding Yard

- · Ultimate privacy & spacious yard
- Approximately 0.61 acres
 - 110 ft frontage
 - 174 ft at back
 - 205 ft & 179 ft on sides
- Mature trees & hedges provide privacy from three sides
- Beautiful gardens & assortment of tree species
- Updated deck
 - Sized for dining, BBQing & lounge area
 - Partially covered with gazebo
- · Above ground pool, as-is
 - No known deficiencies
- · Wooden two-story playhouse with slide
- Plenty of cleared grassy area for games & gardening
- Storage shed



Are you ready to make this house a home?

Natalie McGuire

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