



For Sale

1597 Rideauvale Ave

 Kars

 3 + 1

 2

 111.18' x 179.94'

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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.



Kars Community

Amazing community vibe! Close proximity to outdoor activities, reputable schools, quick drive to amenities and highway access.

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 walk-in 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

Outstanding 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*?**

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