




For Sale

7312 Blue Water Cres

 **Water's Edge**

 **4**

 **3**

 **102.07' x 210.86'**

 **6**

Distinguished bungalow in the highly sought-after Sunset Lake's Waters Edge – nearly 0.5 acre lot with no rear neighbours + steps to private lake! Beautifully landscaped gardens, brick & stucco exterior, peaked roof, endless oversized windows & elongated driveway. Grand foyer & mudroom provide entrance into light filled home with soaring 9' ceilings, neutral paint colours, dark hardwood, chic lighting choices & expertly planned functional open concept layout. High end kitchen designed for the chef at heart overlooks formal dining & living room anchored by cozy gas fireplace – clean white shaker cabinets paired with dark granite counters & massive peninsula island with breakfast bar seating. Three sizeable bedrooms & 2 full baths on main level including principal retreat featuring hotel-like ensuite with double vanity, soaker tub & glass paneled shower. Finished basement boasts huge scale, tons of additional living space wired for sound, laundry room, bedroom & full bath + large gym. Outside, a zen private sanctuary & entertainers dream with endless ways to enjoy year-round. TWO multi-level decks at side & back for BBQing, dining & lounging, hot tub, garden side structure ideal for hammocks or hanging chairs, firepit + raise vegetable beds & fruit trees.



Water's Edge Community

A single stride across the road awaits the private community lake & beach complete with dock, kayaks, pedal boat, canoe & volleyball court. Idyllic neighbourhood close to parks & schools, minutes to shopping & dining. Idyllic neighbourhood close to parks and schools, minutes to shopping & dining.

Inclusions

- Kitchen appliances: stove, refrigerator, dishwasher, microwave, hoodfan, wine fridge
- Washer & dryer, window coverings, light fixtures, bathroom mirrors, built-in shelving affixed to walls, alarm system, automatic garage door opener & remote, central built-in vacuum, external natural gas hookup, hot tub, water treatment

Exclusions

- Wood beam on basement wall, Steel Shed, Red concrete sink & wood unit at fire pit, Tripod fire pit in backyard, Stainless steel cabinets in garage, Standalone shelving in garage, All cabinet, tables & fluorescent lights in unfinished basement area, Bar fridges in gym & garage.

Approximate Utility Costs

- Natural Gas (Enbridge): \$140/month
- Electricity (Hydro Ottawa): \$240/month
- Hot Water Heater, Rental (Enercare): \$90/month
- Water Softner & Iron Filter (Culligan): \$90/month
- Property taxes \$4,567/2021



Deluxe Features

- Built by Rideau Cliffe in 2010
- Distinguished bungalow
- Nearly 0.5 acre lot
- No rear neighbours
- Steps to private lake
- Bursting with curb appeal
 - Beautifully landscaped gardens
 - Brick and stucco exterior
 - Peaked roof
 - Endless oversized windows
 - Attached double car garage
 - Elongated driveway
- Soaring 9' ceilings
- Neutral paint colours
- Dark hardwood floors
- Chic lighting choices
- Private community lake and beach complete with dock, kayaks, pedal boat, canoe & volleyball court

Impressive Layout

- Expertly planned functional open concept layout
- Welcoming grand foyer and mudroom
- High end kitchen designed for the chef at heart
 - Clean white shaker cabinets
 - Dark granite counters
 - Stainless steel appliances
 - Massive peninsula island with tons of breakfast bar seating
- Kitchen overlooks stunning and bright formal dining and living room
- Cozy gas fireplace anchors living and dining rooms
- Three sizeable bedrooms and two full baths on main level including private principal retreat with
 - Walk in closet
 - Hotel-like ensuite with double vanity, soaker tub & glass panelled shower
- Impressive finished basement
 - Huge scale with tons of additional living space wired for sound
 - Finished laundry room
 - Bedroom & full bathroom
 - Large gym



Backyard Oasis

- Zen private sanctuary with no rear neighbours
- Nearly 0.5 acre lot
- Beautifully landscaped gardens
- TWO multi-level decks at side and back for BBQing, alfresco dining, and lounge
- Hot tub, included
- Garden side structure ideal for hammocks or hanging chairs
- Firepit, excluded
- Raised vegetable beds
- Fruit trees

Private Association

- Waters Edge Community Association LTD.
- Fee approximately: \$220.00/year
- Fee includes:
 - Maintenance & insurance of common areas
 - Lake
 - Dock
 - Beach
 - Volleyball court
 - Purchasing of water craft
 - Community events
 - Purchasing of outdoor structures
 - Monthly power bill to common areas
 - Kayaks
 - Pedal boat
 - Canoe



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

Natalie McGuire

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