





*For Sale*

# 3 Settlement Lane

 Russell Trails

 3+1

 3

 60.44 ' x 132.6 '

 6

Custom bungalow on premium corner lot with heated inground saltwater pool. Charming curb appeal with stone front exterior, covered front porch, + professionally landscaped yard with stunning gardens & welcoming walkways. Spacious foyer provides ample room to settle in. Main level with oak hardwood flooring, crown moulding, built-in sound system & 9ft tray ceilings with recessed lighting. Angled stone feature wall with gas fireplace provides focal point for open concept layout including living & dining spaces + renovated dream chef's kitchen boasting high-end appliances, large butler's pantry, endless maple cabinetry, gleaming granite countertops + 10' centre island. Bright 3 season sunroom provides access to fully fenced backyard, with inground pool, low maintenance interlock, separately fenced greenspace and storage shed. Three bedrooms & 2 full bathrooms, including primary with 2 walk-in closets & ensuite complete the main level. Lower level hosts a fully finished rec-room with kitchenette & gas fireplace, bedroom, bathroom, den/hobby space + tidy storage area. Oversized attached, insulated & heated car double garage + detached shed with 30amp RV plug & paved driveway connected to street.





# Russell Trails

Offering small town charm minutes from the city - 3 minutes to shopping and dining, nearby schools, parks and recreation facilities + 10k of walking and cycling trails. Easy access to 417 & quick commute to Ottawa.



## Inclusions

- Kitchen appliances (2018): refrigerator, built in oven, cooktop, hood fan, convection/microwave oven, dishwasher, warming drawer/slow cooker, beverage refrigerator, garburator
- Washer & dryer, light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, central built-in vacuum, external natural gas hookup, Niles architectural sound system & in ceiling speakers, basement refrigerator & microwave, storage sheds, hot water heater

## Exclusions

- Flag pole, garage cabinets & shelving, cedar infrared spa, refrigerator in pool shed, basement shelving

## Approximate Utility Costs

- Natural Gas \$101/month
- Electricity (Hydro Ottawa): \$228/month
- Water/wastewater: \$79/month
- Property taxes: \$5,273/2022



## Expansive Family Home

- Custom bungalow, built in 2008 by award winning Corvenelli Homes
- Premium corner lot
- Well renovated with tasteful style
- Loaded with high-end upgrades
- Supremely maintained & cared for
- Charming curb appeal
- Stone front exterior & covered front porch
- Celebrite exterior lighting
- Professionally landscaped yard
- Stunning gardens and welcoming walkways
- Oversized attached, insulated and heated double car garage
  - Paved driveway connected to street access
- Backyard oasis
  - Fully fenced
  - Weatherproof decks, perfect for BBQing
  - 14' x 28' heated inground saltwater pool
  - Lounging platform
  - Low maintenance interlock
  - Separately fenced lush greenspace ideal for play area or dog run
  - 8' x 10' storage shed on concrete slab

## Notable Features

- Spacious foyer provides room to settle in
- Main level finished with oak hardwood flooring & crowne moulding
- Built-in sound system
- 9ft tray ceilings with recessed lighting
- Angled stone feature wall with gas fireplace
- Open concept layout including living and dining spaces
- Renovated dream chef's kitchen
  - High-end stainless steel appliances
  - Large butler's pantry
  - Endless maple cabinetry
  - Gleaming granite countertops
  - 10' centre island with seating for 4
  - Pot drawers & spice cupboard
- Bright 3 season sunroom bookended by weatherproof walkout decks
- Three well-proportioned bedrooms on main floor + 2 full bathrooms (including ensuite)
- Primary bedroom with walk-in closet and ensuite bath
- Lower level host an additional bedroom & bathroom
- Fully finished recreation room with kitchenette & cozy gas fireplace
- Partially finished den/hobby space + tidy storage area





# Home Systems & Updates

\*Approximate ages\*

## Updates & Improvements

- All interior walls insulated with Safe & Sound
- Modifications to floorplan, 2018
- Kitchen renovation, 2019
- Main bathroom renovation, 2019
- 14 x 28' inground saltwater pool - installed by Mermaid Pools, 2009
- Tray ceilings (8ft with 9ft tray)
- Crown moulding, pot lighting, in ceiling speakers
- 50 x 13' back driveway built to hold RV
- Back decking covered with Duradek weather proof, 2017

## Systems

- Roof - asphalt shingles, 2011
- Furnace, forced air - high efficiency DC volt, 2008
- Central air conditioning, 2008
- Municipal city water & sewer
- 200 amps
- Generator ready panel
- Hot water heater (owned), 2020
- Pool liner, 2020
- Pool natural gas heat pump, 2021



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

**Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

Royal LePage • Manotick  
613 • 692 • 3567  
1096 Bridge Street  
Manotick, ON, K4M 1J2



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