



For Sale

3919 Armitage Ave



Dunrobin Shores



3 + 1



3



110' x 150'



10+

Custom raised bungalow with walkout basement on a spectacular lot in desirable Dunrobin Shores boasts breathtaking views of Ottawa River & Gatineau Hills! Well-appointed on tree-lined street, set back from the road with elongated driveway, oversized attached double garage & covered front porch. Warm & welcoming home with traditional layout offers generously sized spaces anchored by classic red brick wall with cozy wood burning fireplace on each side. Front of home boasts stunning river side sunrise & sunset views from formal living & dining rooms. Quietly situated in back are family room with access to deck & bright eat-in kitchen featuring modern shaker style cabinetry, ample storage & counter space + built-in wood pizza oven! 3 bedrooms & 3 baths on main level including primary retreat with ensuite & dressing area – perfect for walk in closet! Renovated basement hosts massive recreation room, 4th bedroom, storage & ground level access to covered patio. Serene & ultra-private backyard complete with large multi-level deck with integrated & heated above ground pool + endless lush green space to enjoy. Quiet cottage-like community, close to Kanata, offers access to water directly across the street.



Dunrobin Shores

Quiet cottage-like community, close to Kanata, offers access to river directly across the street. Tight-knit and friendly vibe, nearby boat launch, parks, cross country ski, skidoo trials and more!

Inclusions

- Kitchen appliances: refrigerator (2022), stove with double oven (2007), microwave/hood fan, dishwasher (2007)
- Washer & dryer (2012), light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, above ground pool, automatic garage door opener & remote, water treatment, wood stove, bar in basement

Exclusions

- Refrigerator & freezer in basement, garage table, BBQ

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$455/month
- Hot Water Heater, Rental (Reliance): \$18/month
- Property taxes: \$3,510/2022



Expansive Family Home

- Custom raised bungalow with walkout basement
- Spectacular lot: approximate frontage of 110ft & and depth of 150ft
- Well-appointed on tree-lined street
- Set back from the road with elongated driveway
- Oversized attached double garage
- Covered front porch
- Warm and welcoming home, great for entertaining
- Spacious foyer provides room to settle in
- Plenty of bright light shining through large windows
- Neutral paint colours
- Elegant hardwood flooring throughout living, dining & kitchen
- Front of home boasts stunning river side sunrise and sunset views
- Generously sized separate yet connected spaces
- Classic red brick wall with cozy wood burning fireplace on each side
- Formal living and dining rooms

Traditional Layout

- Family room with access to deck through glass patio doors
- Bright eat-in kitchen
 - Modern shaker style cabinetry
 - Ample storage
 - Plenty of counter space
 - Double basin sink with goose neck faucet
 - Built-in wood pizza oven
 - Eat-in space overlooking yard
- Three bedrooms on main level with carpeting for added comfort
- Primary retreat with ensuite bathroom and dressing area – perfect for a walk-in closet
- Laundry conveniently located on main floor
- Fully renovated basement - 2022
 - Massive L shaped recreation room with laminate flooring, smooth ceilings & pot lights
 - Fourth bedroom
 - Plenty of storage space
 - Ground level access to covered patio



Home Features & Systems

Approximate ages

- Systems
 - Custom built in 1976/1977
 - Furnace, forced air - electricity - 1992
 - Relay switches & 5 elements replaced in June 2014
 - Heat pump - 1992
 - used for air conditioning and heating above 0 degrees
 - Roof, asphalt shingles - 2013
 - Two wood burning fireplaces
 - Drilled well, back yard
 - Septic installed, front yard
 - Culligan water treatment system - 2018
 - Windows - 2012
 - Steel garage doors - 2022

Backyard Oasis

- Serene and ultra-private backyard
- Large multi-level deck
- Endless lush green space to enjoy
- Mature trees and plants
- Water access directly across the street
- Deck with integrated and heated above ground chlorine pool
- Above ground pool - 1986
 - Liner replaced - 2013
 - Propane Heater added - 2018
 - Replaced igniter switch - 2022



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Manotick

613 • 692 • 3567

1096 Bridge Street

Manotick, ON, K4M 1J2



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