



For Sale

1979 Richardson Side Road

📍 Carp

🏠 3 + 1

🚗 3

📏 150' x 100'

🕒 12

LARGE CORNER LOT within minutes to Kanata's greatest amenities & entertainment. Approximately 3 kms to Tanger Outlets, Canadian Tire Centre, Kanata Centrum, with close proximity to mass Transit and HWY access. Property is ideally located between bustling Kanata and Carp communities, offering quick access to city conveniences, yet property is in country setting, backing onto wooded area & Thunderbird Golf Course. All brick, traditional bungalow with welcoming U-shaped driveway plus an oversized driveway to double car, attached garage. There is also a bonus side laneway providing access to backyard from side road. Backyard hosts a huge outbuilding that could be transformed into additional garage or office space. Traditional bungalow layout with main level three bedrooms, renovated kitchen and spacious living and dining, plus finished basement that offers potential to create a secondary dwelling and added income potential.

Carp

Property is ideally located between bustling Kanata and Carp communities, offering quick access to city conveniences, yet property is in country setting, backing onto wooded area & Thunderbird Golf Course. Take advantage of this true gem location – just far enough from the city to feel relaxed & private, peppered with mature trees & natural landscapes



Inclusions

- Kitchen appliances (2007): refrigerator, stove, dishwasher, microwave/hood fan (2016)
- Washer & dryer, window blinds, auto garage door opener & remote, storage shed

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$82/month
- Oil: \$330/month
- Property taxes: \$3,154/2023



Cozy Bungalow

- Dreamy bungalow on gorgeous extra large corner lot - 150' x 100'
- Backing onto wooded golf course
- Offers feeling of quiet country living with accessibility of being less than 5 minutes from Kanata Centrum
- Radiating curb appeal, all brick home
- Oversized double car garage
- Convenient u-shaped driveway with parking pad hosting space for 12
- Front foyer configured to offer large storage closet & welcoming space to greet guests
- Open concept heart of the home
- Recessed lighting
- Warm wood accents throughout
- Huge wall to wall windows shed natural light
- Hardwood flooring through living & dining spaces



Functional Layout

- Well-structured kitchen boasting
 - Wooden cabinetry
 - Ample space for cooking & storage
 - Centre island with casual overhang seating
 - Double basin sink
- Three bedrooms including primary with partial ensuite bath & full bathroom on main floor
- Downstairs awaits fourth bedroom + recreation room perfect for entertaining
 - Finished as a retro style games room
 - Built in bar
 - Cozy wood burning fireplace
 - Potential to be completed as spacious separate income unit with large windows, existing partial bath & wet bar + access from garage
- Scenic & private backyard
 - Walk out deck
 - Out building/shed approx. 11ft x 22ft



Home Features & Systems

approximate ages

- Built in 1972
- Roof, Asphalt Shingles, 2011
- Chimney Flashing & Cap, 2017
- Central Air Conditioning
- Furnace, Forced Air - Oil
 - Oil Tank, 2022
- Wood Burning Fireplace, as-is
- Brick Exterior
- Windows
 - Main Level, 2015
- Water, Drilled Well
 - right side of house
- Septic installed
 - left side of house
- Oversized double attached garage with interior access to home

The Buyer agrees and acknowledges that the property is being sold through an Estate Sale and sold 'as is, where is' condition without any representation or warranty.



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

Natalie McGuire

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