





*For Sale*


# 1979 Richardson Side Road

 Huntley

 3 + 1

 3

 150' x 100'

 12

Bungalow on gorgeous extra large corner lot backing onto wooded golf course, offers feeling of quiet country living with accessibility of being less than 5 minutes from Kanata Centrum. All brick home features oversized double car garage & plenty of parking. Front foyer configured to offer large storage closet & welcoming space. Open concept heart of the home with recessed lighting & warm wood accents. Huge wall to wall windows shed natural light through living & dining spaces finished with hardwood flooring + well-structured kitchen boasting ample space for cooking & storage + centre island with overhang seating. 3 bedrooms including primary with partial ensuite & full bathroom on main floor. Downstairs awaits 4th bedroom + recreation room perfect for entertaining, games room with built in bar & cozy wood burning fireplace. Potential to be completed as spacious separate income unit, existing partial bath & wet bar + access from garage. Scenic & private backyard features walk out deck & outbuilding.

# Huntley

Take advantage of this true gem location – just far enough from the city to feel relaxed & private, peppered with mature trees & natural landscapes, Thunderbird Golf Course steps away, while remaining minutes from quaint shopping/dining in Huntley & Carp + all the amenities, services & entertainment of Kanata & Stittsville.



## 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
- 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**

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



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

