






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

*Property is being sold "AS-IS" due to estate sale, Seller does not live at property & limited information is available



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

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