



For Sale

6515 Bunker Road



Carleton Golf & Yacht Club



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100' x 150'



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Stunning traditional 2 storey, 4-bedroom family home is the epitome of contemporary elegance, where sophistication meets warm, inviting charm. Nestled amongst the picturesque landscape of the Carleton Golf & Yacht Club on huge lot with no rear neighbours, bathed in sunshine throughout the day. Stunningly renovated with minimalist feel, neutral palette, clean lines & soft organic materials throughout. No detail left untouched - white oak wide plank hardwood flooring, gorgeous herringbone tile, custom millwork including built ins, wainscotting, board & batten + tasteful lighting throughout. Easy flow through open concept sun filled main level, ideal for entertaining and everyday family life. Dream chef's kitchen features huge centre island with casual seating, quartz countertops, custom hoodfan + butler's pantry. Luxurious primary suite ensures ample space for relaxation with hotel worthy ensuite featuring double sinks & large glass shower. Bright finished recreation room hosts a cheerful & comfortable space to work, play and hang out. Huge backyard framed by mature trees offers truly extraordinary views over manicured golf course & a blank canvas to design an unbelievable oasis of your desires.



Carleton Golf & Yacht Club

One of a kind friendly neighbourhood boasts strong community feel, minutes to multiple Marinas & dining along Rideau River. Peppered with parks & nearby tons of options for shopping/necessities in Manotick, Kars + Osgoode.

Inclusions

- Kitchen appliances (2023): dishwasher, freezer, hood fan, microwave, refrigerator, stove, wine fridge
- All light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote

Exclusions

- Washer & dryer
- TV Wall mounts

Approximate Utility Costs

- Natural Gas \$100/month
- Electricity: \$150/month
- Property taxes: \$4,113/2024



Immaculate Family Home

- Sunning traditional family home
- Epitome of contemporary elegance
- Sophistication meets warm inviting charm
- Nestled amongst the picturesque landscape of the Carleton Golf & Yacht Club
- Located on a huge lot with no rear neighbours
- Bathed in sunshine throughout the day
- Stunningly renovated with minimalist feel
- Neutral colour palette & clean lines
- Soft organic materials throughout
- No detail left untouched
- White oak wide plank hardwood flooring throughout main level and primary bedroom
- Amazing tilework throughout including gorgeous black herringbone front entrance tile that extends into powder bathroom
- Custom millwork including built-ins, floating bench & shelving, wainscoting, and board & batten feature walls
- Tasteful lighting selected throughout



Contemporary Design

- Easy flow through open concept, sun filled main level
- Ideal for entertaining & everyday family life
- Linear gas fireplace surrounded by modern stonework and floating wood feature shelf
- Dream chef's kitchen
 - Huge elongated 9ft centre island with seating
 - Marble inspired quartz countertops
 - Double basin apron farmhouse sink
 - High end appliances including
 - Custom hoodfan framed by windows overlooking exceptional view
 - Warmth of caramel tones tie in brushed gold fixtures & hardware
 - Butler's pantry
- Upstairs, luxurious primary suite ensures ample space for relaxation
 - Hotel worthy ensuite bathroom featuring double sinks & large glass shower
- Lower level hosts a bright finished recreation room boasting a cheerful & comfortable space to work, play and hang out
- Huge backyard
 - Framed by mature trees
 - Offers truly extraordinary views over manicured golf course
 - A blank canvas to design an unbelievable oasis of your desires



Home Features, Systems & Upgrades

- Built in 1971
- Renovation by previous owners in 2022/2023
- Roof, asphalt shingles, 2022/2023
- Eavestroughs installed
- Furnace, forced air - natural gas, 2022/2023
- Central air conditioning
- Drilled well, back right
- Septic installed, front left
- Double attached garage with interior access
- Electric gas fireplace
- Main floor & upstairs windows, 2022/2023
- Water filtration system including UV light, 2023
- Kohler Generator

*Sellers confirmed that a pool can be installed in the backyard if desired.



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

Natalie McGuire

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