



For Sale

2479 Lookout Drive



Cambrian Heights



3 + 1



3



140' x 198'



8

Exceptional custom-built home positioned on over a 0.5 acre expansive lot in a peaceful, family friendly community! Full stone front framed by mature trees & lush gardens lining the stone walkway. Insulated double car garage with interior access & massive driveway offering plenty of parking. Foyer with built-in hooks & cubbies for effortless organization. Main space flanked by formal dining & living rooms sitting at front of home with large windows overlooking picturesque lot. Family room anchored by gas fireplace & open sightlines into kitchen that boasts huge amount of storage & prep space, custom maple cabinetry, 8ft island, elegant countertops + eat in area. Upper level hosts 3 generously sized bedrooms & 2 full baths, including dreamy primary suite offering large walk in closet, quiet nook for reading or dressing & spa-like ensuite bath. Fully finished basement with large recreation room with space for both home theatre & games room, built-in snack nook or board game zone & 4th bedroom perfect for teens, guests or office/hobby space. Out back is where property truly shines – expansive yard offers space for fun & relaxation with 3 tier deck seamlessly connected with heated above ground pool & hot tub + fire pit area, shed & wide-open grassy space for kids, pets or just taking in the views.

A photograph of a dining room. In the foreground, a dark wood dining table is surrounded by six brown leather-upholstered chairs with dark wood frames. The floor is light-colored wood. In the background, there is a wooden sideboard, a mirror, and a wall-mounted light fixture with three warm-toned shades. A vase with dried flowers sits on the sideboard.

Cambrian Heights

Quiet family-oriented neighbourhood with tons of rural charm! 5 minute walk to community centre hosting weekly farmer's market, park + indoor arena & outdoor skating rink. Suburban conveniences of Orleans + future LRT (Trim Station) within 10 minute drive + easy access to HWY 174.

Inclusions

- Kitchen appliances: stove, hoodfan, refrigerator, dishwasher, microwave
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, central built-in vacuum, external natural gas hookup, above ground pool, hot tub, play structure, storage shed (as-is), water treatment, garbage can enclosure, sand play box, rain barrel, outdoor fire pit

Approximate Utility Costs

- Natural Gas (Enbridge): \$158/month
- Electricity (Hydro One): \$208/month
- Hot Water Heater (Enercare): \$45/month
- Property taxes \$6,250/2025



Custom-Built Family Home

- Home perfectly positioned on expansive lot
- Stunning curb appeal captures attention on arrival
 - Full stone front framed by mature trees
 - Lush gardens
 - Stone walkway
 - Stately columns supporting covered entry
- Tucked to side, insulated double car garage with interior access
- Massive driveway offering tons of parking
- Interior exudes warmth & timeless character while also offering modernized feel
- Thoughtful layout blends contemporary openness & well defined spaces
- Foyer greets with built-in hooks & cubbies for effortless organization
- Main space flanked by formal dining & living rooms sitting at front of home with large windows overlooking picturesque lot
- At rear, family room anchored by gas fireplace & open sightlines into kitchen creating key moments for family togetherness
- A dream kitchen for both everyday cooks & hosts
 - Huge amount of storage & prep space
 - Custom maple cabinetry
 - Show stopping 8ft island with seating
 - Elegant mix of granite & quartz countertops
 - Higher end stainless steel appliances including gas range
 - Eat in area



Classic Design

- Powder bathroom & laundry wing tucked right off back patio doors
 - Ideal for pool parties
- Beautiful upper level
 - Two full bathrooms
 - Three generously sized bedrooms
 - Dreamy primary bedroom suite offering large walk in closet, quiet nook for reading or dressing & spa-like ensuite bath with soaker tub & glass encased shower
- Fully finished basement
 - Large recreation room with space for both home theatre & games room
 - Built-in snack nook or board game zone
 - Fourth bedroom perfect for teens, guests or office/hobby space
 - Below grade egress measurements estimated, buyer to do due diligence & verify accuracy
- Expansive backyard offers space for fun & relaxation
 - 3 tier deck for both lounge & dining spaces
 - Approx. 15x30 heated above ground pool
 - Hot tub
 - Fire pit area
 - 10x16 shed
 - Wide-open grassy space for kids, pets or just taking in the views



Home Features, Systems & Updates

Approximate ages

- Built in 1996
- Roof, asphalt shingles, 2015
 - GAF Timerline HD lifetime fiberglass
- Furnace, forced air - natural gas, 2018
- Central air conditioning, 2025
- Sump pump, 2013
- Hot water heater (rental), 2025
- Drilled well
 - Located at front of home
 - Well Pump, 2022
- Reverse osmosis water treatment system
- Water softener
- Septic tank, 1996
 - Located at back of home
 - Access to septic lids on bottom right deck with access panels in deck
 - Last pump, 2022
- Stone exterior & vinyl siding
- Poured concrete foundation
- Oversized double car garage, attached
- Wiring - 200 amp
- Fireplace - natural gas
- Build in bench/cubbies in front foyer
- Upgraded light fixtures
- Powder bathroom renovation, 2019
- Hardwood in bedrooms, 2024
- Barn door for walk-in closet in primary bedroom
- Improved basement stair banisters for safety
- Hot tub lid, 2025
- Rebuilt rear deck including new footings, decking & railings
- Rebuilt pool surround structure
- Chlorine pool equipment
 - Heater, 2016
 - Liner, 2020
- Garage doors, 2025
- Front door, 2014
- Patio door, 2015



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Carling
613 • 725 • 1171
1723 Carling Avenue
Ottawa, ON, K2A 1C8



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.

