



*For Sale*

# 28 Prime Place

 **Carleton Place**

 **3 + 2**

 **3**

 **50.45' x 98.43'**

 **6**

Gorgeous bungalow situated on a quiet street, set on a premium lot with no rear neighbours. Striking full brick front, covered entry and double attached garage create superb curb appeal. Generous foyer entrance leads into the front formal living room with an arched window & vaulted ceiling. Living room opens gracefully to the dining area with architectural half-walls & classic columns. Open-concept kitchen & family room are perfectly suited for everyday living. Kitchen features maple cabinetry finished with crown moulding, a large peninsula island with overhang seating & abundant storage. Family room is anchored by a gas fireplace and offers direct access to the backyard. Spacious primary bedroom feels like a retreat with a private ensuite + walk-in closet. Two additional main level bedrooms and a second full bath. Downstairs, a partially finished basement - just missing the finished ceiling, opens into a long bright recreation room and storage space, flowing into a suite with 2 bedrooms, a living space, and a partial bathroom with roughed-in plumbing and mostly built-out shower. This area is also ideal for quiet work-from-home offices or hobby spaces. Effortless outdoor living with a main level walk-out deck leading into a fully fenced backyard lined with mature foliage for privacy. Low-maintenance, no-grass landscaping featuring a 13x13 patio & privacy wall.



# Carleton Place

Nestled in a relaxed yet vibrant community set along the Mississippi River, with a charming heritage downtown just minutes away. Backing onto soccer fields, a playground, dog park and community pool nearby. Less than 10 minutes to the main shopping plaza offering all modern conveniences & amenities.



## Inclusions

- Kitchen appliances: refrigerator (2017 as-is), stove (2019 as-is), dishwasher (2021), hood fan (2019), microwave (2023), freezer (2003)
- Washer & dryer (2012), all light fixtures, window blinds, window curtains, bathroom mirrors, automatic garage door opener & remote, kitchen bar chairs, additional building supplies for basement (baseboard, extra flooring, shower-stall tiles), Ikea closets in 2 basement rooms

## Approximate Costs

- Natural Gas (Enbridge): \$91/month
- Electricity (Hydro Ottawa): \$191/month
- Water/wastewater: \$86/month
- Property taxes \$5,223/2025

## Exclusions

- Family room bookshelves
- Front hall bench, coat hooks, shelf set
- Line of bookshelves in the basement

## Negotiable

- TV mounts



## Gorgeous Bungalow

- Situated on a quiet street
- Set on a premium lot with no rear neighbours
- Superb curb appeal
  - Full brick front
  - Covered entry
  - Double attached garage with interior access
- Ample privacy & serenity
- Versatile living space
- Quality upgrades throughout
- Interior of the home feels elegant & comfortable
- Generous foyer entrance
- Lovely front formal living room
  - Illuminated by a large arched window
  - Vaulted ceiling
- Welcoming dining area
  - Architectural half-walls
  - Classic columns
- Open-concept kitchen & family room are perfectly suited for everyday living & entertaining
- Kitchen features
  - Light maple cabinetry finished with crown moulding
  - Upgraded stainless steel appliances
  - Large peninsula island with extensive overhang seating space
  - Abundant storage
- Adjacent family room is anchored by a gas fireplace and offers direct access to the backyard

## Thoughtful Design

- Main level bedrooms are tucked to the side in a private-feeling wing
  - Spacious primary bedroom feels like a retreat
    - Serene private ensuite bathroom
    - Walk-in closet
  - Two additional main-level bedrooms
  - Well appointed second full bathroom
- Convenient laundry room and mudroom on main level
- Partially finished basement - just missing the finished ceiling
  - Long, bright recreation room & storage space
  - Could function as a future apartment-style suite
    - Two bedrooms
    - Large living space
    - Partial bathroom with roughed-in plumbing and a mostly built-out shower
  - Area is also ideal for quiet work-from-home offices, those who meet clients at home, or hobby spaces
- Fully fenced backyard
  - Main-level walk-out deck
  - Lined with mature foliage for privacy
  - Low-maintenance, no-grass landscaping
    - 13x13 patio
    - Privacy wall



# Home Features, Systems & Upgrades

\*Approximate ages\*

- Built in 2003 by Carlgate Development Inc.
  - Mapleview model
- Municipal city water
- Poured concrete foundation
- Brick & siding exterior
- Double attached garage with interior access
- Roof, asphalt shingles, 2022
- Furnace, forced air - natural gas, 2003
- Central air conditioning, 2003
- Hot water heater - owned, 2025
- Windows & doors, 2003
- Copper wiring
- Fireplace - natural gas

- Laminate, carpet & ceramic tile flooring
- Arborite countertops
- Grass free backyard
- 13x13 back patio

## As-is Items

- Refrigerator (2017)
  - Ice maker does not work, but water does
- Stove (2019)
  - Stove works, however internal oven temperature does not stay at desired level - needs to be adjusted a few times while cooking



**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 • 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.

