



For Sale

1840 Corkery Road

 **Huntley**

 **4**

 **3**

 **485.56' x 361.12'**

 **10**

Privately nestled behind a canopy of mature trees on a spectacular 2+ acre reverse pie lot with great frontage. Striking custom-built home by Doyle Homes LTD pairs architectural presence with the serenity of an exclusive rural setting. Lush perennial gardens & covered front porch create an inviting first impression. Striking rooflines and an oversized double garage with convenient rear yard entry. Mid-tone engineered hardwood floors, crisp white walls, tall ceilings & expansive windows that flood the home with natural light. Spacious foyer connects to a well-designed laundry & mudroom with storage + garage access. Separate family room offers flexibility for a lounging area or private home office. Stunning open-concept layout with a showstopping living room boasting soaring two-storey ceilings, dramatic windows overlooking the scenic treed backyard + fireplace with stone surround. Dining area sits beneath a tray ceiling and provides direct access to a large, raised covered cedar deck-perfect. Kitchen features rich dark wood cabinetry, granite counters, subway tile backsplash and a generous centre island. Primary retreat complete with a spacious walk-in closet and a fully appointed ensuite bath. Three additional bedrooms share a well-designed full bathroom with double sinks. Backyard is exceptionally private, lined with mature trees and offering a peaceful natural oasis. Covered deck + patio provides ample space for entertaining, expansive green space allows room to run, play or enjoy the tranquility.

Huntley

Set on a quiet street within the desirable Huntley area, surrounded by countryside trails & excellent recreation such as golf. Within easy reach of charming Carp known for its local shops, seasonal markets, & wonderful community events. Excellent local schools & just minutes to Highway 417.



Inclusions

- Kitchen appliances: refrigerator (2022), stove (2025), dishwasher (2018), hood fan
- Washer (2008), dryer (2025), all light fixtures, window blinds, bathroom mirrors, auto garage door opener & remote, external propane gas BBQ hookup, wood stove, hot water heater

Approximate Costs

- Electricity (Hydro Ottawa): \$131/month
- Propane gas (Stinson): \$237/month
- Property taxes: \$5,454/2025

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



Custom-built Family Home

- Privately nestled behind a canopy of mature trees
- Set on a spectacular 2+ acre reverse pie lot with great frontage
- Striking custom-built two-storey home
- Pairs architectural presence with the serenity of an exclusive rural setting
- Glimpses of the home peek through foliage framing the property
- Lush perennial gardens & a covered front porch create a warm, inviting first impression
- Striking rooflines & an oversized double garage with convenient rear yard entry
- Home combines stature with everyday functionality
- Interior feels fresh, modern & well maintained
- Mid-tone engineered walnut hardwood floors
- Crisp white walls & tall ceilings
- Expansive windows that flood the home with natural light
- Intricate architectural details
- Thoughtful blend of modern & character-driven finishes add depth & style throughout
- Spacious foyer makes a grand introduction
- Well-designed laundry and mudroom with three separate closets & garage access
- Separate family room offers flexibility for a secondary lounging area or a private home office

Modern Design

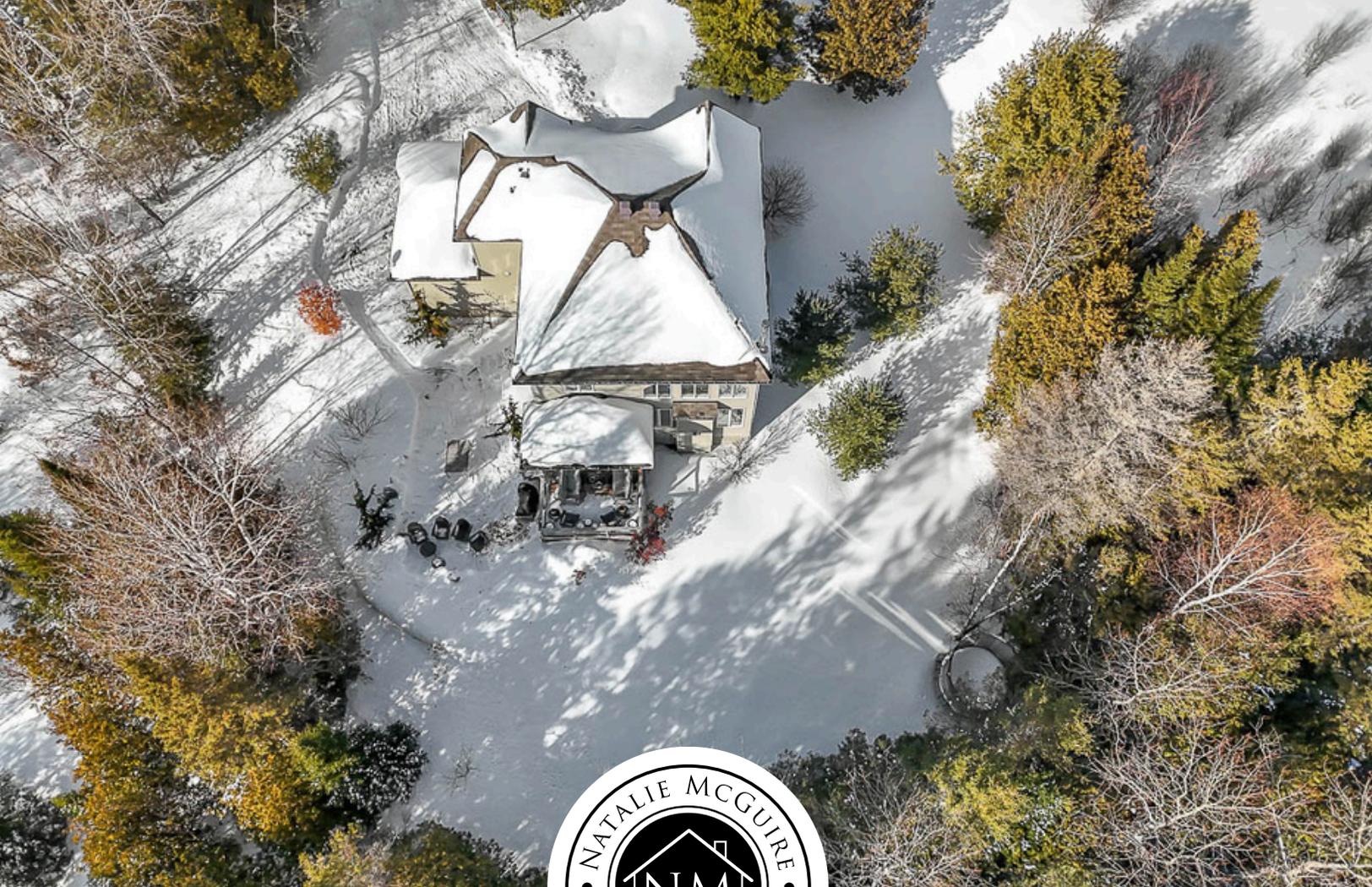
- Rear of the home opens into a stunning open-concept layout
- Showstopping living room boasting soaring two-storey ceilings, dramatic windows & fireplace with stone surround
- Dining area sits beneath a pretty tray ceiling & provides direct access to a large, raised & covered white cedar deck
- Chef's kitchen overlooking living & dining areas
 - Rich dark wood cabinetry
 - Granite countertops
 - Bright subway tile backsplash
 - Upgraded stainless steel appliances
 - Generous centre island with seating
- Elegant curved hardwood staircase leads upstairs
- Open hallway overlooks the living room below
- Primary bedroom is a true retreat, complete with a spacious walk-in closet & fully appointed ensuite bathroom featuring double sinks, separate shower, and a soaker tub
- Three additional large bedrooms
- Well-designed full bathroom with double sinks
- Exceptionally private backyard offering a peaceful natural oasis
 - Lined with mature trees
 - Cedar raised deck 14'0" x 14'6"
 - 500+ square foot stone patio
 - Expansive green space for room to run & play, or simply enjoy the tranquility



Home Features, Systems & Upgrades

Approximate ages

- Custom built by Doyle Homes LTD in 2008
- Central air conditioning, 2008
- Furnace, forced air - propane, 2023
 - Stinson propane tank at west side of tree line
 - No rental fee
- Electric heat pump, 2008
 - Electric heat pump is typically good to 0 degrees, then propane furnace kicks in
 - Thermostat programmed to help control system
- Roof, asphalt shingles, 2008
- Fireplaces x 2
 - Wood burning stove, 2022
 - WETT Certified
 - Wood burning stove in basement as a complimentary heating source, was added for Seller preferences but not needed
 - Propane Gas Fireplace, 2008
- Drilled well - side yard
 - Behind garage, adjacent to stone patio
 - Tested, 2026
 - Iron filter, 2010
- Water softener, 2010
- Hot water heater, 2020 - owned
- Septic installed - front yard
 - Pumped, 2023
- Sump pump, replaced in 2025
 - Located in the basement
 - Used yearly, briefly in the spring
 - No battery backup
- Engineered hardwood, porcelain tile & carpet flooring
- Interior walls & basement floor painted, 2026
- Granite countertops
- Windows & doors, 2008
- Stone, stucco & siding exterior
- Poured concrete foundation
- Double attached garage with interior access
- Reclaimed asphalt driveway



**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.