



*For Sale*

# 349 Shoreway Drive

 Lakewood Trails

 3 + 2

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 28.89m x 83.51m

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Exclusive community lined with estate lots and refined design. Exceptional custom bungalow delivers a rare combination of luxury, scale & versatility. Built on a premium pie-shaped lot by Troia Homes, standout features include a fully finished triple-car garage, resort-style swim spa and a walkout lower level - all within a private enclave centered around a swimmable lake. Set well back from the road, long driveway, oversized stone walkway and covered entry. An 8-foot front door opens to a dramatic two-storey foyer, leading into a main level with 10-foot ceilings, hardwood flooring and a clean, modern palette with bold accents. Kitchen features glossy flat-panel white cabinetry, dark stone countertops, waterfall peninsula with seating & an eat-in area. Adjoining family room is centered around a statement gas fireplace. Elegant primary suite offers a spacious layout with a walk-in closet and a spa-inspired ensuite bathroom. Fully finished walkout lower level features 9-foot ceilings and separate access through both the home and garage - ideal for multi-generational living or potential future income. Huge backyard acts as a private retreat centered around an XL composite deck with an integrated swim spa for year-round enjoyment. Fully fenced and peppered with trees for privacy, stone patio, firepit area, raised garden beds, irrigation system and multiple seating zones designed to capture sunset views. Oversized triple-car garage is fully finished with epoxy flooring, custom lighting, and a Level 2 EV charger.

# Lakewood Trails

Shoreway Woods Park just down the street for access to wooded trail & playground. Greely Loop connection with Andy Shields Park offering off-leash dog park, library, community centre, sports fields, and trails. Shopping and daily necessities just minutes away.



## Inclusions

- Kitchen appliances (2020): refrigerator, stove, dishwasher, hood fan, wine fridge
- Washer & dryer (2020), all light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, alarm system [components of Ring system, separate alarm subscription required], auto garage door opener & remote, central built-in vacuum, external natural gas hookup, water treatment, wet bar, above ground swim spa/hot tub, 1 year of maintenance supplies for swim spa, water testing kit, oversized hammock, outdoor firepit

## Approximate Costs

- Natural Gas (Enbridge): \$80/month
- Electricity (Hydro Ottawa): \$295/month
  - Heating of swim spa included
- Hot Water Heater (Vista): \$57/month
- Property taxes: \$7,372/2025

## Negotiable

- Wall mounted televisions x 5
- Gym equipment
- Ride-on lawnmower



## Custom Bungalow

- Exceptional custom bungalow delivering a rare combination of luxury, scale & versatility
- Built on a premium pie-shaped lot
- Home makes an immediate impression
  - Long driveway with oversized stone walkway
  - Extensive landscaping
  - Pillars on either side of driveway with lighting & power outlets
  - Commercial grade driveway installed by Black Tar Paving 2020, re-sealed in 2023
- 8-foot front door opens to a dramatic two-storey foyer & open-concept design
- Stunning main level with 10-foot ceilings
  - Hardwood flooring throughout
  - Clean, modern palette with bold accents
- Formal dining space
- Versatile front room - ideal as a bedroom or office
- Sleek modern kitchen
  - Glossy flat-panel white cabinetry
  - Dark stone countertops
  - Waterfall peninsula with seating
  - Stainless steel appliances
  - Eat-in area
- Family room centered around a statement gas fireplace
- Main floor laundry adds everyday convenience
- Elegant primary bedroom suite
  - Spacious layout & walk-in closets
  - Spa-inspired ensuite with double sinks, freestanding tub & glass shower with rain head
- Third main-level bedroom positioned steps from a full bath for a near-ensuite feel



## Expansive Layout

- Walkout lower level with 9-foot ceilings
  - Separate access through home & garage
    - Ideal for multi-generational living or potential future income suite
  - Luxury vinyl tile throughout
  - Two bedrooms with sound-insulated ceilings
  - Elegant & expansive full bathroom
  - Large recreation space ideal for hosting
    - Wet bar with quartz waterfall island, beverage fridge & media area with a modern linear fireplace
- Huge backyard feels like an oasis
  - Fully fenced with 3 gates
  - Tons of mature trees for privacy
    - 45 trees planted including apple trees
      - Backyard is very private when in bloom
  - Composite deck, 40 year warranty
  - Three-season pergola with louvered roof, drainage & privacy screen
  - Stone patio & firepit area
  - Raised garden beds
  - Irrigation system in front & back, including flower beds
    - Maintained annually by Yates Sprinklers
      - Pre-paid for 2026
  - Top-of-the-line Jacuzzi J-19 PowerActive swim spa integrated into the deck for year-round use
- Oversized triple-car garage
  - Fully finished with epoxy flooring, custom lighting & a Level 2 EV charger



# Home Features, Systems & Upgrades

\*Approximate ages\*

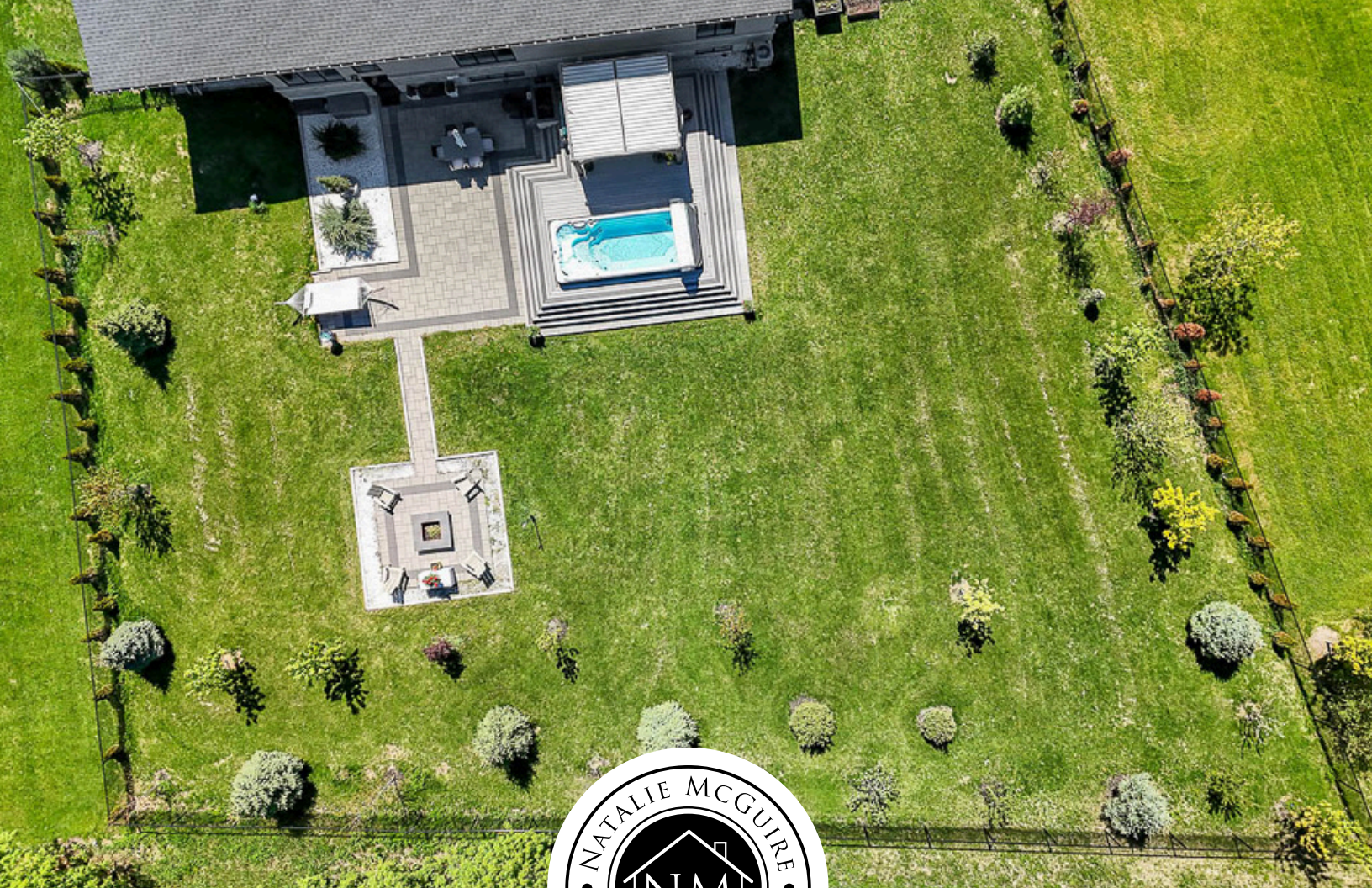
- Custom built by Troia Homes, 2019
- Central air conditioning, 2019
- Furnace, forced air - natural gas, 2019
  - HE 2- stage
  - Ecobee thermostat
  - Maintained annually by Ambassador HVAC
- Tankless hot water heater, 2019
  - Rinnai RU160IN
- Roof, asphalt shingles, 2019
- Fireplaces x 2
  - Natural gas x 1 & Electric x 1
- Rear Door, 2023
- 8ft custom doors throughout
- Drilled well - back yard, 2020
  - Depth 210
  - Potability tested, 2025
- Iron & sulphur water filter
- Water softener & filtration system
- UV sterilization lamp
- Sump pump, 2020
  - Operates weekly when water treatment system self-cleans
  - Never operated due to ground water
  - No battery backup
- Built-in surround sound on main level
- Central vacuum
- Gas rough-ins for stove, dryer, BBQ
- Septic - front yard, 2019
  - Class 4 (Ecoflow)
  - 4800L concrete pretreatment tank, gravity drain into pump chamber into Ecoflow Model STB-730 biofilter to dispersal bed of 27m piping (5 runs)
  - Filter cleaned, 2025
  - Frequency of pumping: 10 years
  - Maintained annually by Premier Tech
    - Serviced Nov 2025
    - Pre-paid for 2026
- Jacuzzi J-19 PowerActive 19ft swim spa, 2022
  - Above ground on reinforced concrete pad & integrated into deck
  - 9,500 litres
  - Warranty valid to 2027
  - Pool permit issued by City of Ottawa
  - Dual heater - can be heated to 106° F
  - Factory installed insulation in Jacuzzi frame & insulated roll-away cover
  - Can be used for endless swimming with power jets that create current
  - Currently sanitized with chlorine (bromine can also be used)
  - Maintenance:
    - Regular sanitizer replacement (\$8/month)
    - Annual water change (\$250)
    - Annual UV light replacement (\$150)
    - Water testing strips/other chemicals (\$15/month)
    - Included: 1 year of supplies for maintenance & a water testing kit



## Association Fee & Inclusions

- Lakewood Trail's Owners Association
  - lakewoodtrails.owners@gmail.com
- Fee approximately: \$400/year
  - Payable in May
- Residents have access to the private Resident's Waterfront ClubHouse
  - Inground pool, fitness centre, beach, dock & lake

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.



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

**Natalie McGuire**

Sales Representative

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