




For Sale

1 Emery Court

 **Arlington Woods**

 **4**

 **4**

 **65' x 100'**

 **3**

Beautifully maintained family home set on an oversized corner lot within a quiet court setting in sought-after Arlington Woods. Long driveway, interlock walkway, covered sitting area & lush gardens create striking curb appeal. Central foyer flanked by two generous principal rooms. Room to the right, connected directly to the kitchen, lends itself to a formal dining room or cozy sitting area, while the larger room to the left offers flexibility as a spacious living room or oversized dining space. Classic kitchen with white cabinetry & crown moulding, granite countertops & stainless steel appliances. Bay window above the sink brings in natural light & backyard views + built-in breakfast nook adds charm & practicality. Family room anchored by a gas fireplace framed with textured stone & custom built-ins, + direct access to the backyard. Up the hardwood staircase, dark parquet flooring runs throughout the second level. Three well-sized bedrooms are joined by a smaller fourth bedroom currently used as a den. Primary suite with a large closet & built-ins + a spa inspired ensuite bathroom. Fully finished basement features a large recreation room with a gas fireplace. Additional finished room suited as a gym, hobby room, office, or potential fifth bedroom + a full bathroom. Extensive landscaping transformed the backyard into a private retreat centred around elegant stonework, mature trees, beautiful gardens, and an 18' x 36' inground pool. Fully fenced yard, wood storage shed + grassy space for children & pets.

Arlington Woods

One of Ottawa's favourite west-end neighbourhoods prized for its mature streets, spacious lots & central location. Bruce Pit, NCC Greenbelt trails, parks, recreation facilities, excellent schools & everyday conveniences are all close at hand. Nearby transit routes & quick access to Highway 417 make commuting remarkably convenient. Despite being so well connected, neighbourhood maintains quiet residential character & sense of community.



Inclusions

- Kitchen appliances: stove (2018), refrigerator (2024), dishwasher (2016), freezer (2006), microwave/hood fan
- Washer (2024), dryer (2020), all light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, alarm system, auto garage door opener & remote, external natural gas hookup, storage sheds

Approximate Utility Costs

- Natural gas (Enbridge): \$108/month
- Electricity (Hydro Ottawa): \$175/month
- Hot water heater (Reliance): \$36/month
- Water/wastewater: \$158/month
- Property taxes \$5,600/2025



Beautiful Family Home

- Oversized corner lot
- Striking curb appeal
 - Long driveway
 - Interlock walkway
 - Covered front sitting area
 - Lush gardens
- Well maintained family home
- Traditional family layout with spacious principal rooms and excellent flow
- Thoughtful updates
- Dark hardwood flooring
- Large windows
- Neutral finishes
- Central foyer creates a welcoming introduction & space to settle in
- Two generous principal rooms
 - Room to the right, connected directly to the kitchen, lends itself naturally to a formal dining room or cozy sitting area
 - Room to the left offers excellent flexibility as a spacious living room or oversized dining space
- Classic Kitchen
 - White cabinetry extending to the ceiling with crown moulding
 - Granite countertops
 - Stainless steel appliances
 - Bay window above sink brings in natural light and backyard views
 - Built-in breakfast nook adds charm & practicality



Traditional Layout

- Family room anchored by a gas fireplace framed with textured stone and custom built-ins
 - Direct access to the backyard
- Hardwood staircase leads to second level with dark parquet flooring throughout
- Three well-sized bedrooms joined by a smaller fourth bedroom currently used as a den
- Primary suite offers excellent storage with a large closet & built-ins
 - Ensuite bathroom featuring double sinks, stone countertops, floor-to-ceiling tilework, & a glass-paneled shower with rain head
- Renovated main bathroom features a double vanity with stone countertops, separate shower and soaker tub
- Fully finished basement with a large recreation room and a second gas fireplace
- Separate finished room ideally suited as a gym, hobby room, office or potential fifth bedroom
- Full basement bathroom added in 2025
- Backyard retreat
 - Extensive landscaping elegant stonework
 - Mature trees & beautiful gardens
 - Impressive 18' x 36' inground pool
 - Two patio sitting areas
 - Fully fenced yard
 - Wood storage shed
 - Grassy space



Features, Systems & Updates

approximate ages

- Built by Campeau in 1970
- Furnace, forced air - natural gas, 2018
- Central air conditioning, 2018
- Hot water heater (rental), 2014
- Municipal city water
- Poured concrete foundation
- Aluminum & copper wiring
- Brick & siding exterior
 - Siding updated, 2017
- Roof - asphalt shingles, 2018
- Chimney, 2018
- Fireplace x 2 - natural gas
- Insulation - attic upgraded to R-60, 2021
- Insulation - second story wall R-6, 2017
- Garage door, 2022
- Front Door, 2018
- Kitchen renovation, 2010
 - Deslauriers custom cabinets
 - Cabinets painted, 2025
- Family room renovation, 2023
- Bathrooms:
 - Primary ensuite bathroom, 2016
 - Main full bathroom, 2015
 - Cabinet & double sinks, 2025
 - Powder bathroom, 2019
 - Basement full bathroom, 2025
- Windows & Patio door, 2008-2018
 - Blackout blinds incorporated into bedroom windows
- Basement renovation, 2015
- Extensive backyard landscaping, 2021
- Fence, 2018
- Inground Gunite chlorine pool 18 x 36
 - Pool heater, 2025
 - Copping around edge, tile & interlock, 2020
 - Pool pump & filter, 2013

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*?**

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