



For Sale

536 Bryce Place



Jackson Trails



4 + 1



4



58.01' x 107.45'



4

Quietly located on one of Stittsville's most coveted enclaves, this exceptional home offers an extraordinary setting backing directly onto a tranquil pond, where spectacular sunsets and panoramic views become part of everyday life. Main level balances elegant entertaining with comfortable family living. Welcoming foyer is flanked by formal living & dining rooms, while a private office with glass French doors offers an ideal work-from-home space. Dramatic two-storey living room is flooded with natural light, featuring soaring windows, fireplace with custom quartz mantel, and sight lines that continue from the open loft above. Beautifully appointed kitchen, showcasing rich cabinetry, quartz countertops, marble backsplash, oversized island, abundant storage, and a walk-through pantry. Four generous bedrooms, walk-in laundry room & walk-in linen closet providing exceptional functionality. Fully finished lower level extends the living space with a large recreation room, full bathroom, guest bedroom & plenty of storage. Backyard is designed to embrace its remarkable setting. Tiered deck creates inviting spaces for entertaining & relaxing, leading to an above-ground pool with elegant infinity-edge appeal overlooking the pond. Complete with a hot tub, lush lawn & generous green space, this private outdoor retreat is as impressive as the home itself.



Jackson Trails

A sought after neighbourhood in the heart of Stittsville, known for its family friendly atmosphere, beautiful parks and extensive walking & cycling trails. Thoughtfully designed with energy efficiency & green spaces in mind. Residents enjoy convenient access to excellent schools, playgrounds, shopping, restaurants, & everyday amenities, while being just minutes from major commuter routes.



Inclusions

- Kitchen appliances:
 - Refrigerator - LG 36' 23.5cu ft, insta-view door-in-door (2023)
 - Two built-in ovens (2010)
 - Cooktop - Fisher & Paykel 30" Pro Induction (2022)
 - Dishwasher - Bosch 800 series 24" (2026)
 - Hoodfan - Leone Elica Pro Series 30" 600 CFM (2022)
- Light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, mud room shelving & bench, ceiling speakers, basement dart board, TV mounts, auto garage door opener & remote (2023), external natural gas hookup, above ground pool, hot tub, storage shed, hot water heater

Exclusions

- Refrigerator in garage, all TV's, central vacuum canister & accessories

Negotiable

- Washer - WM4500HBA 5.8 cu with front load wifi (2022)
- Dryer - LG DLEX4500B 7.4 cu ft (2022)

Approximate Utility Costs

- Natural Gas \$125/month
- Electricity (Hydro Ottawa): \$200/month
- Water/wastewater: \$125/month
- Property taxes: \$8,421/2026



Exceptional Home

- Timeless design & exceptional craftsmanship
- One of the most desirable settings in Stittsville
- Spectacular sunsets & panoramic views
- From the moment you enter, your attention is drawn through expansive windows to the breathtaking landscape beyond
- Main level balances elegant entertaining with comfortable family living
- Welcoming foyer flanked by formal living & dining rooms
- Private office with glass French doors offering an ideal work-from-home space
- Beautifully appointed kitchen
 - Rich deep toned cabinetry
 - Quartz countertops
 - Marble backsplash
 - Oversized island
 - Abundant storage
 - Walk-through pantry
- Dramatic two-storey great living room flooded with natural light
 - Soaring windows that frame the water
 - Stunning fireplace with a custom quartz mantel
 - Sightlines that continue from the open loft above
- Spacious mudroom with direct garage & backyard access adds everyday convenience



Thoughtfully Designed

- Expansive upper level
 - Spacious loft overlooking breathtaking views
 - Walk-in laundry room
 - Walk-in linen closet
 - Four generous bedrooms
 - Serene primary suite privately situated at the rear of the home, featuring two walk-in closets & a beautifully updated spa-inspired ensuite bathroom
 - Three additional bedrooms, each with walk-in closets
 - Well-appointed full family bathroom
- Fully finished lower level
 - Extends the living space with a large recreation room, full bathroom, guest bedroom & plenty of storage
- Backyard designed to embrace its remarkable setting
 - Tiered deck creating inviting spaces for entertaining & relaxing
 - Above-ground pool with elegant infinity-edge appeal overlooking the pond
 - Hot tub
 - Lush lawn & generous green space
- Every detail reflects meticulous pride of ownership
- Rare opportunity to own a home where every season is framed by nature's beauty!



Home Features, Systems, & Upgrades

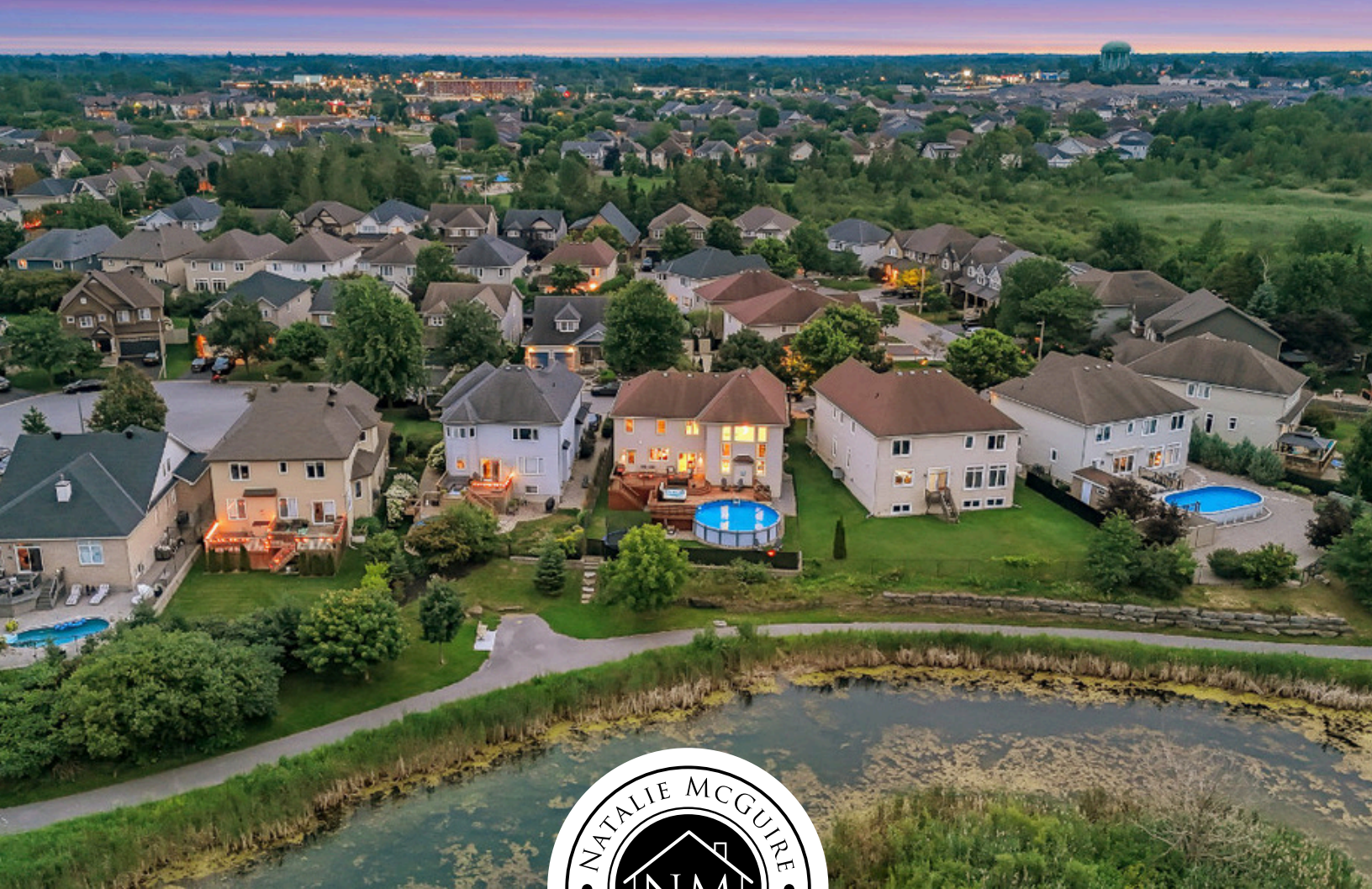
Approximate ages

- Built by Tartan, 2010
 - Customized Whitney elevation D model
- Roof, asphalt shingles, 2010
- Furnace, forced air - natural gas, 2010
- Central air conditioning
- Hot water heater - owned, 2023
- Fireplace - natural gas
- Siding & stone exterior
- Poured concrete foundation
- Municipal city water
- Hardwood, carpet, tile & vinyl flooring
- Butcherblock & quartz countertops
- Kitchen backsplash, 2022
- Tile surround in primary bedroom ensuite bathroom shower & bathtub, 2022
- Custom front double exterior doors, 2023
- Double attached garage with interior access
 - Garage doors, 2023
 - R16 insulation 16' x 7'
 - Chamberlain smart garage door opener with wifi & camera
- Windows, 2010
- Vehicle home charging in garage, 2025
 - Nema 14-50 plug 50 amp plug



- Finished basement, 2019
 - Sizeable recreation room
 - Utility room & storage space
 - Bedroom with closet
 - Full bathroom
 - Two additional storage closets
 - Vinyl flooring
 - Built-in darts lane/zone
 - Built-in chalk board
 - Home theatre setup
- Landscaping
 - Elegant front pavers including capped front porch pavers and large pavers at east side walk way
 - Large river stones at pool surround & east side of home
 - End of lot retaining wall, 2020
- Natural gas quick connect in backyard, 2019
- Above ground heated saltwater pool, 2021
 - Aqualeader Elektra 24' x 54"
 - Hayward low salt water system
 - Hayward 25,000 BTU gas heater
 - Maintenance, approx. \$500/year
- Hot tub - Artesian Spa, 2021
 - Captiva 33
 - 33 jet dual foot blaster
 - 84' x 84' x 36'
- Multi-level deck, 2022
 - Built-in hot tub
 - Built-in seating & privacy fence
 - Two staircases
- Under deck storage, 2022
 - Waterproof with lights - 11' x 26'

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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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.

