



For Sale

7 Charnwood Court



Country Place



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Quietly located on a private court, this impeccably reimagined home brings together timeless design, modern luxury and exceptional indoor-outdoor living. At the heart of the home, the beautifully appointed kitchen is designed for both everyday life and entertaining, with a generous island that naturally draws family and friends together. The remarkable four-season addition, framed by walls of windows and skylights, boasts natural light and opens directly to the backyard oasis. The expansive pie-shaped lot is where this home truly comes alive. Professionally landscaped grounds surround a heated saltwater pool, custom pool house, hot tub and outdoor kitchen, with multiple spaces for dining, lounging and entertaining. Mature trees, lush gardens, privacy and curated lighting & integrated sound create the feeling of a secluded resort. Serene primary suite offers a custom walk-in closet and elegant ensuite with steam shower. Lower level adds a sound-reinforced media room, fitness room, guest space, custom storage, cedar closet and radiant-heated bath. Extensively renovated this is a home where the visible beauty is matched by substantial investment in comfort, infrastructure and longevity. This is a sophisticated sanctuary designed for effortless living, entertaining and enjoying every season.

Country Place

A quiet, established community in Nepean offering a peaceful residential setting with mature trees and a strong sense of neighbourhood. Conveniently located near parks, schools, shopping, recreation, & major roadways, it provides a relaxed suburban lifestyle while remaining just a short drive from all that Ottawa has to offer.



Inclusions

- Thermador integrated panel refrigerator, Wolf six burner gas range, Fisher & Paykel dual-drawer dishwasher, Vent-A-Hood custom ventilation, built-in Marvel wine fridge, built-in Thermador microwave, built-in automatic Miele espresso machine, integrated panel dual drawer refrigerator in sunroom, refrigerator/freezer in garage, chest deep freezer & stand-up wine fridge in basement, treadmill in basement, built-in shelving affixed to walls, central built-in vacuum & accessories, window coverings, wall mounted TVs, media room equipment (as-is), murphy bed, tire racks, workshop cabinetry, LiftMaster garage door opener, tankless hot water heater

Approximate Utility Costs

- Natural Gas \$150-280/month
- Electricity: \$300/month (up to \$600/month in summer due to the pool)
- Water/wastewater: \$200-\$400/month (higher in summer due to the pool)
- Property taxes: \$9,452/2026

Negotiable

- Fitness equipment
- LG washer & dryer
- All furniture (except leather chairs & round table in sunroom)

Exclusions

- Upright freezer & refrigerator in garage
- "Air runner" treadmill in garage



Modern Luxury

- Quietly located on a private court
- Impeccably reimagined home
- Exceptional indoor-outdoor living
- Refined finishes & thoughtful craftsmanship
- Luxurious Irpinia custom cabinetry throughout home
- Welcoming foyer with space to settle in
- Office overlooking front yard with custom built-in desk, drawers & cabinets
- Expansive dining room comfortably seats 16
- Beautifully appointed kitchen
 - Irpinia custom-designed cabinetry with undercabinet lighting
 - Double basin apron sink with farm faucet
 - Pot filler
 - Herringbone marble backsplash
 - Quartz perimeter countertops
 - Leather-finished natural stone island
 - Espresso island cabinetry
 - Dramatic two-tone coffered ceiling with oak trim
- Family room with bay window overlooking backyard & natural gas fireplace with natural stone surround
- Remarkable four-season retreat
 - Framed by walls of windows & skylights
 - Opens directly to the backyard oasis
 - Glycol radiant heated floors in sunroom
 - Cozy fireplace with a beautiful natural stone mantel
 - Custom built-in butler/bar area



Timeless Design

- Professionally landscaped pie-shaped lot
- Approximately 51ft at street, widening to 131ft at rear and roughly 100-112ft deep
 - Heated saltwater pool with waterfall feature
 - Pool house with cedar changeroom/bathroom
 - Hot tub
 - Multiple spaces for dining, lounging & entertaining
 - Custom outdoor kitchen featuring stainless steel, stone & marine board construction with built-in DCS natural gas barbecue & green egg smoker with granite countertop
 - Plenty of privacy with mature trees & lush gardens
 - Curated lighting & integrated sound system
 - Oversized driveway capable of comfortably parking multiple vehicles (6)
- Spacious upper level
 - Spa-like main bathroom boasting two sinks and a shower/tub combo
 - Serene primary suite offering a custom walk-in closet & elegant ensuite bathroom with steam shower
- Fully finished lower level
 - Sound-reinforced media room
 - Fitness room with glass door & floor to ceiling mirrors
 - Guest suite with built-in murphy bed
 - Radiant-heated full bathroom
 - Plenty of storage including cedar closet



Home Features, Systems & Upgrades

- Built in 1972
- Furnace, forced air - natural gas
 - 110000 btu, two-stage Armstrong, 95% efficient with 2000 cfm gas blower
- Central air conditioning
- Municipal water
- Tankless hot water heater, Rinnai RL75 (owned)
- Roof: asphalt shingles & torched membrane on addition
- Electrical service 200 - amp
 - Separate pony panel for pool equipment
- Alarm controlled sump pump, back up battery
- Double attached garage with interior access
- Hardwood, tile, & vinyl flooring
- Natural stone & quartz countertops
- Two natural gas fireplaces
- Custom eavestroughing
 - Downspouts with integrated underground drainage
 - Gutters with leaf guard protectors

Supplemental Features & Specifications List Available

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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