

For Sale

11 Ralph Jago Way

Williams Farm

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130.53' x 213.07'

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Welcome to this beautifully appointed bungalow where thoughtful design, quality finishes & impressive upgrades are complemented by a west-facing, sunny backyard with heated saltwater inground pool. Main level features gorgeous wide-plank flooring & a stunning open-concept layout with kitchen overlooking the living area complete with a cozy stonewall gas fireplace. Versatile front room with soaring ceilings, ideal for additional living or formal dining. Kitchen showcases a large centre island with seating, quartz countertops, quality cabinetry & appliances. Charming, window-framed breakfast nook provides the setting for casual family meals while enjoying the surrounding views. Primary bedroom retreat has a spa-inspired ensuite bathroom plus two customized closets. Two additional bedrooms are thoughtfully positioned in their own wing and share a full bathroom, creating an ideal layout for family living or hosting guests. Beautifully finished lower level is an extension of the home's living space, offering incredible flexibility and exciting possibilities. Generous recreation & entertaining areas, full kitchen with appliance rough-ins, full bathroom, two separate rooms with large windows & ample storage. Step outside to enjoy the landscaped, west-facing corner backyard, where a heated saltwater inground pool, gardens and spacious deck create the perfect setting for summer entertaining & relaxation.

Williams Farm

Ideally situated in a desirable community, this home offers a wonderful balance of comfortable living & everyday convenience. Nearby parks, golf courses, schools, shopping & dining, along with easy access to Highway 416 and Manotick Village.



Inclusions

- Kitchen appliances (2019): stove, hoodfan, refrigerator, dishwasher
- Washer & dryer (2026), all light fixtures, window blinds, window curtains, bathroom mirrors, inground pool & pool equipment including pool cover reel (no cover), auto garage door opener & remote, external natural gas hookup, storage shed, water treatment, wired electric heater & ceiling fan in garage, hot water heater, gazebo, raised garden beds

Exclusions

- Wall mounted TV in garage, ring camera, Rogers alarm touchpad

Approximate Property Taxes

- Property taxes: $5,057/2026





Lovely Bungalow

- Beautifully appointed bungalow on a sizeable corner lot
- Quality finishes & impressive upgrades
- Blend of comfortable living, style & functionality for everyday living & entertaining
- Open concept main floor with gorgeous wide-plank flooring
- Bright open kitchen
  - Shaker style cabinetry
  - Herringbone subway tile backsplash
  - Double basin undermount sink
  - Centre island with seating
  - Quartz countertops
  - Quality appliances
  - Window-framed breakfast nook providing an ideal setting for casual family meals while enjoying the natural light & surrounding views
- Main living area complete with a cozy gas fireplace with stonewall & mantle as a focal point
- Versatile front room with soaring ceilings, ideal for additional living or formal dining room
- Conveniently located main-floor laundry and mudroom, complete with abundant storage and direct access to the double car garage

Thoughtful Design

- Primary bedroom retreat with a beautifully appointed, spa-inspired ensuite bathroom featuring a separate soaker tub & glass stand up shower, plus two customized closets
- Two additional bedrooms positioned in their own wing and share a full bathroom
- Exceptional finished lower level
  - Extension of the home's living space
  - Generous recreation & entertaining areas
  - Full kitchen with appliance rough-ins
  - Full bathroom
  - Two separate rooms with large windows
  - Ample storage
- Beautifully landscaped, west-facing backyard
  - Heated saltwater inground pool
  - Lush gardens
  - Spacious deck
  - Fully fenced
  - Open views overlooking surrounding farm fields







Features, Systems & Updates

approximate ages

- Built by Parkview Homes in 2019
- Windows, 2019
- Doors, 2019
- Roof - asphalt shingles, 2019
- Furnace, forced air - natural gas, 2019
- Hot water heater - owned, 2023
- Central air conditioning
- Stone & siding exterior
- Poured concrete foundation
- Double attached garage
  - Finished with drywall on walls & ceiling
  - Wired electric heater & ceiling fan
- Engineered hardwood & tile flooring
- Quartz countertops
- Natural gas fireplace
- Inground heated salt water pool, 2021
  - Sports bottom pool
    - 2 shallow ends with a central deep end
  - Approximately 16' x 32'
  - Professionally closed & opened yearly by Travis Lee Pools
- Water treatment
  - Pentair Pentek Intellidrive constant pressure controller system
  - Boshart Filter Housings
- Septic - back of house
  - Tank pumped 2021
- Drilled well - front of house
  - Iron filter, water softener, Big Blue filters
- Sump pump, 2019

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.

Some photos have been virtually staged.



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



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