

A Property for Your Consideration...

Presented by:

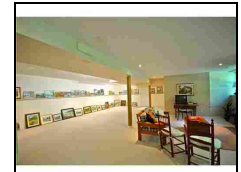
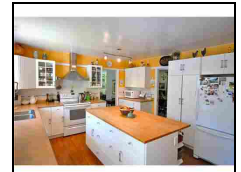
SYLVIE BEGIN, BROKER
 KELLER WILLIAMS OTTAWA REALTY, BROKERAGE
sbegin@kwottawa.ca
 Phone: 613-236-5959 Fax: 613-236-1515

9101 - Carp

145 PINERIDGE RD

\$525,000

Status: **Active**
 MLS (R) # 875782
 Neigh: Westwood Estates
 List Date: 06/20/13
 Style: Detached
 Type: Bungalow
 Bedrooms: 3+0 Total: 3
 Bathrooms: 3 Ensuite: 1
 Builder:
 Model:
 Year Built: 1973/Approx



Lot Size: Imp: 201.77 X 300.00

Zoning: Res	Fronting: Northeast
# Acres:	#Garage/Desc: 2
#Covered Spaces: 0	Finished FP: 2
#Parking/Desc: 6/2 Garage Attached	
Flooring: Carpet Wall to Wall, Laminate, Tile	Construction:
Roofing:	Exterior: Brick, Wood
Bsmt Desc: Full	Bsmt Dev: Partly Finished
Heat: Heat Pump	Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences:

Appliances:

Features:

Feat for Disabled:

Directions: From Hwy 417 to exit 138 for Ottawa 49 follow signs for March Road N in about 13 km. turn right onto Tall Forest Dr then left onto Pineridge Rd

Remarks: This bungalow is so large, the present owners use the lower level as an art gallery. Despite its large size, the wood-burning fireplace make it a cosy place to be on cool evenings. There is another fireplace in the main living room. Alltough the house seems to be in the woods, it is a short distance from Kanata and you can quickly commute with little traffic. It has an upgraded kitchen and a natural pond surrounded by large boulders.

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE

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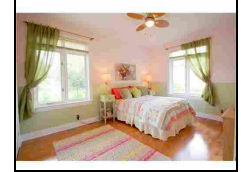
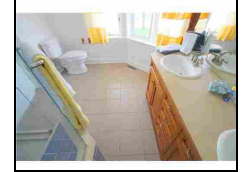
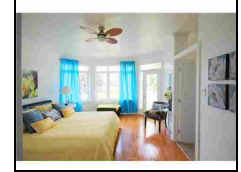
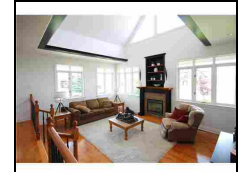
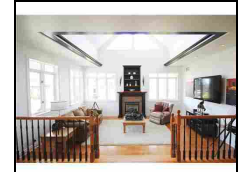
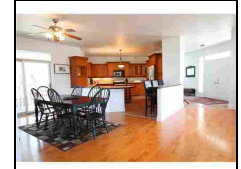
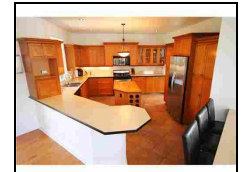
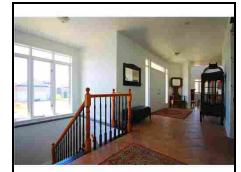
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9101 - Carp

176 GLENNCASTLE DR

\$545,000

Status: **Active**
 MLS (R) # H 885101
 Neigh: Carp
 List Date: 09/11/13
 Style: Detached
 Type: Bungalow
 Bedrooms: 4+1 Total: 5
 Bathrooms: 3 Ensuite: 1
 Builder:
 Model:
 Year Built: 2002/Approx



Lot Size: Imp: 81.20 X 112.50

Zoning: Residential

Fronting: Northeast

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 4/2 Garage Attached, Inside Entry, Oversized, Parking Surfaced

Flooring: Hardwood, Tile

Construction:

Roofing: Asphalt Shingle

Exterior: Stone, Siding

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Corner, Deck, Landscaped, Treed Lot

Neigh. Influences: Golf Nearby, Playground Nearby, Recreation Nearby, Shopping Nearby

Appliances: Stove, Refrigerator, Microwave, Dishwasher, Washer, Dryer

Features: Auto Garage Door Opener

Feat for Disabled:

Directions: Carp Rd. Turn right on Donald B Munro. Left on Langstaff. Right on Frances Colbert. Right on Glenncastle. (at corner of Frances Colbert and Glenncastle).

Remarks: ***OPEN HOUSE SUNDAY SEPT 22nd 2-4PM. Beautiful Modern Bungalow in Rockwood Hills, Carp. Corner Lot. Gourmet Kitchen w/stainless steel appliances. Open to dining rm w/walkout to deck. Gorgeous sunken living rm w/vaulted ceilings, wall to wall windows, gas fireplace. French dr sections off 4 Bdrms. Master has wall to wall windows, deck access, 5 pc ensuite, walk in closet. LL: family rm, 5th Bdrm, roughed in bath, in floor radiant heat, & more.

Listing Brokerage: KELLER WILLIAMS VIP REALTY, BROKERAGE

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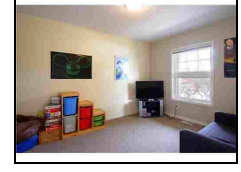
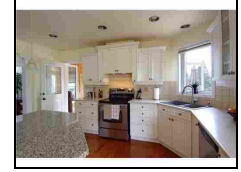
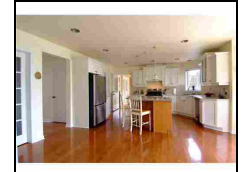
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9101 - Carp

100 HIDDEN LAKE CR

↓ \$580,000

Status: **Active**
 MLS (R) # 872639
 Neigh: Carp
 List Date: 05/30/13
 Style: Detached
 Type: 2 Storey
 Bedrooms: 4+0 Total: 4
 Bathrooms: 3 Ensuite: 1
 Builder: Holitzner
 Model:
 Year Built: 0/Approx



Lot Size: Imp: 87.00 X 146.95

Zoning: Residential

Fronting: North

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP:

#Parking/Desc: 4/2 Garage Attached

Flooring: Carpet W/W & Mixed, Hardwood, Tile Construction: Poured Concrete

Roofing: Asphalt Shingle Exterior: Siding, Stone

Bsmt Desc: Full Bsmt Dev: Unfinished

Heat: Forced Air Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences:

Appliances: Dishwasher, Refrigerator, Stove, Hood Fan

Features: Auto Garage Door Opener, Alarm System, Storage Shed

Feat for Disabled:

Directions: Hwy 417 to Carp Road exit and turn right on Carp Road and following into the Village of Carp. Turn right on Charlie's lane and left on Hidden Lake Crescent and the house is the first house on your left.

Remarks: Elegant & spacious sunfilled open concept home nestled on premium corner lot. Meticulously upgraded & elaborately designed by "Holitzner", this 4 bdrm home includes 2989 sq.ft. (apx) of living space. Upgraded Gourmet Kit with ss appliances, soaring ceiling in IVRM, sunken fam. rm with frpl, lux. master with 4pc ensuite, rich hrdwd & ceramic flrs, 4 season sunroom surrounded with windows, main floor den and laundry

Listing Brokerage: ROYAL LEPAGE GALE REAL ESTATE, BROKERAGE

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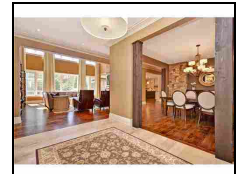
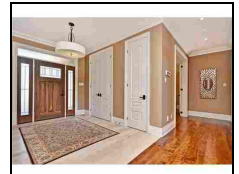
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9101 - Carp

1135 SPRUCE RIDGE RD

\$2,200,000

Status: **Active**
 MLS (R) # 868442
 Neigh: CARP
 List Date: 05/02/13
 Style: Detached
 Type: 2 Storey
 Bedrooms: 5+0 Total: 5
 Bathrooms: 5 Ensuite: 3
 Builder: CUSTOM
 Model:
 Year Built: 2010/Approx



Lot Size: Imp: 942.00 X 531.00

Zoning: RESIDENTIAL

Fronting: West

Acres: 11.22

#Garage/Desc: 3

#Covered Spaces: 0

Finished FP: 3

#Parking/Desc: 12/3+ Garage Attached, Inside Entry

Flooring: Hardwood, Tile, Carpet Wall to Wall Construction: Frame

Roofing: Asphalt Shingle Exterior: Siding, Stone

Bsmt Desc: Full Bsmt Dev: Fully Finished

Heat: Forced Air Air Conditioning: Central Air Conditioning

Site Influences: Acreage, Family Oriented, Flat Site, Deck, Wooded Area, Landscaped, Private, Treed Lot

Neigh. Influences: Golf Nearby, Airport Nearby

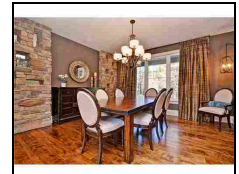
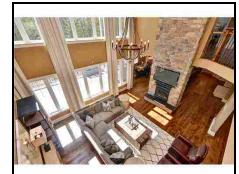
Appliances: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer

Features: Hot Tub

Feat for Disabled:

Directions: CARP ROAD TO MCGEE SIDE ROAD TO SPRUCE RIDGE.

Remarks: Fabulous 100% Custom Built Estate Residence nestled amongst the picturesque forests in Eastern Ontario. Pvt 11 acre treed lot. Open Concept Great Rm. From the huge garage, enter a dream mudrm that leads to the Chef's Ktchn. Floor to ceiling 2sided stone fireplace. A romantic master w/a closet space of the imagination. 3 season enclsd porch w/ fireplace, flylly finishd lwr lvl w/ Wine Cellar, Home Thtre&Wet Bar/Ktchnette, Home Gym&Locker Storage.



Listing Brokerage: PAUL RUSHFORTH REAL ESTATE INC., BROKERAGE