



Dist/Neigh: 9303- Dunrobin
 Municipality: West Carleton Twp
 Roll #: 0614421810004540000
 PIN: 045690142
 Neigh Name: Dunrobin Heights
 Lot Size/Acres: 267.28 ' x 325.96 ' / 2.360
 Zoning Desc: Residential
 Possession: Flexible

Legal Desc: PCL 27-1, SEC 4M-317 ; LT 27, PL 4M-317 ; WEST CARLETON/TORBOLTON

DIRECTIONS/REMARKS

Directions: 417 West exit March Road northbound, turn right on Old Second Line Road, left on Thomas A Dolan Parkway, right on Ridgetop Road, left on Dunhaven Drive and right on Larne Lane

Remarks: Check out this incredible & extensively renovated Cape Cod home on 2.36 acres in Dunrobin Heights with it's very own sugar bush! This uniquely designed home is perfect for entertaining & filled with great features; French doors, wood trim, skylights, main floor Den next to spacious Foyer, dramatic Great Room with cathedral ceilings, stunning windows & a Vermont Casting wood fireplace, newly renovated Kitchen with stylish white cabinets, under cabinet lighting, soft close features, subway tile backsplash, pull outs & more, 2 bedrooms on main floor have an updated full bath & 2 pce bath, huge Mud room off the 2+ car garage, main floor laundry & upstairs is a substantial Master with a renovated 5 pce ensuite, another bedroom & a family/sitting area. Hardwood flrs throughout except for kitchens & baths. Circular driveway for ample parking. Roof shingles & rear 16' x 29' deck in 2016. Very private lot filled with maple trees & edges to a tiny creek & pond deeper in the back woods!

PROPERTY INFORMATION

Style/Type:	Detached / 2 Storey	Total Beds:	4	Total Baths:	3
Year Built:	1987 / Approx			Full/Partial Bths:	2 / 1
Builder/Model:		Total Parking:	12	Total Ensuites:	1
Heat Type/Fuel:	Forced Air / Propane	#Gar/#Cover:	2 / 0		
Air Conditioning:	None	Parking Desc:	2 Garage Attached		
Water/Sewer:	Drilled Well / Septic Installed	Exterior Finish:	Siding		
Basement Desc/Dev:	Full / Unfinished	Foundation:	Poured Concrete		
# Fireplaces/Fuel:	1 / Wood	Construction:			
Floor Coverings:	Hardwood, Tile	Roof Type:	Asphalt Shingle		
Rental Equipment:	Propane tanks				
Appliances Incl:	Dishwasher, Microwave/Hood Fan				
Feat/Equip Incl:					
Site Influences:	Creek Thru, Deck				
Neigh Influences: :	Golf Nearby, Paved Road, Recreation Nearby, Water Nearby	Taxes/Year:	\$3,908.00/2018		

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
GREATRM	Main	22'3" x 19'9"	DINRM	Main	14'2" x 11'	DEN	Main	14'1" x 12'1"	KITCH	Main	14'2" x 12'4"
EATNG	Main	14'2" x 10'	BEDRM	Main	11'3" x 13'1"	BEDRM	Main	11'3" x 9'8"	FBATH	Main	11'3" x 5'
BATH2	Main	6'9" x 3'	LAUND	Main	6'7" x 5'1"	MUDRM	Main	11'2" x 7'3"	FOYER	Main	14'8" x 7'7"
MBED	2nd	23'7" x 13'	ENS5PC	2nd	13'1" x 7'9"	BEDRM	2nd	11'10" x 9'7"	FAMRM	2nd	19'10" x 14'

REPRESENTATIVE INFORMATION

Rep Remarks: Heating system currently forced air electric and Seller willing to install a new propane furnace with a reasonable offer prior to completion date.

OFFICE INFORMATION

List Office 1: [RE/MAX HALLMARK REALTY GROUP \(RHAL04\)](#), Brokerage

List Rep 1: [John Roberts](#) - Broker / Direct: 613-832-0902

List Rep 1 Web: <http://www.johnwroberts.com>

List Rep 1 Email: JohnRoberts@bell.net