



Dist/Neigh: 9401- Fitzroy
 Municipality:
 Roll #: 0614422835267000000
 PIN: 045610152
 Neigh Name: Fitzroy
 Lot Size/Acres: 346.39' x 322.97' / 2.070
 Zoning Desc: AG
 Possession: To Be Arranged

Legal Desc: PT LT 24 CON 12 FITZROY PTS 2, 3 & 4, 4R13910; S/T NS175365;
 S/T FY11574; WEST CARLETON

DIRECTIONS/PUBLIC REMARKS

Directions: From Kanata take March Road north, turn right on Dunrobin Road, drive approx. 22 kms turn left on Galetta Side Road, turn right on Ferry Road

Public Remarks: Take a look at this beautifully kept 5 bedroom Century home in a pretty country setting not far from all the city of Ottawa's amenities on 2 acres with an old barn, mature shade trees and a couple of apple trees. This fabulous floor plan drenched in natural light from the many, large deep windows would work perfectly for any family! You'll love the huge country kitchen with a cozy woodstove to snug close to along with a work island overlooking the oversized eating area, formal living room with stone wood-burning fireplace, main floor den, main floor laundry with 3 piece bath and off the kitchen is a sunny enclosed porch. Upstairs, you'll be amazed by the space of 5 complete bedrooms and a four piece bath. The pretty master bedroom is massive with 4 lovely windows. The main roof was resingled in 2006, porch roof 2011, deck 2015, oil tank replaced 2016, newer garage door with automatic opener, newer windows and more. Don't wait, this is a wonderful home and area to settle down in!

PROPERTY INFORMATION

Style/Type:	Detached / 2 Storey	Total Beds:	5	Total Baths:	2
Year Built:	1867 / Approx	Fronting:	West		
Builder/Model:		Total Parking:	10	Total Ensuities:	0
Heat Type/Fuel:	Forced Air / Oil	Parking Desc:	2 Garage Attached		
Air Conditioning:	None	Exterior Finish:	Siding		
Water/Sewer:	Shallow Well / Septic Installed	Foundation:	Stone		
Basement Desc/Dev:	Cellar / Unfinished	Construction:			
# Fireplaces/Fuel:	2 / Wood	Roof Type:	Asphalt Shingle		
Floor Coverings:	Carpet Wall To Wall				
Rental Equipment:	Hot water tank				
Appliances Incl:	Dishwasher, Dryer, Freezer, Hood Fan, Stove, Washer, 2 Fridges Auto Garage Door Opener, Exclude Living Room drapes				
Feat/Equip Incl:	Barn, Drapes, Window Blinds, Wood Stove Barn, Deck, No Rear Neighbours, Verandah				
Site Influences:	Highspeed Available, Paved Road, Recreation Nearby, Water Nearby				
Neigh Influences:		Taxes/Year:	\$2,367.00/2018		

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	19'9" x 14'9"	KITCH	Main	17' x 11'	EATNG	Main	17' x 11'4"	DEN	Main	10'1" x 9'11"
MBED	2nd	17'6" x 14'7"	BEDRM	2nd	11'2" x 11'1"	BEDRM	2nd	11'2" x 11'1"	BEDRM	2nd	11'1" x 9'
BEDRM	2nd	11'1" x 8'	BATH3	Main	10' x 8'1"	BATH4	2nd	7'9" x 4'1"	LAUND	Main	
PORCH	Main	20' x 8'									

REPRESENTATIVE INFORMATION

Rep Remarks: 24 hour irrevocable on offers. Septic pumped Oct 2014. Chimney re-pointed and new liners in 2006. Laundry hook ups located on second level if wanting to move laundry from main floor. Access to basement through garage. Garage measures 20' x 24'

OFFICE INFORMATION

List Office 1: [RE/MAX HALLMARK REALTY GROUP, Brokerage](#)
 List Rep 1: [JOHN ROBERTS](#), - Broker / Direct: 613-832-0902
 List Rep 1 Email: JohnRoberts@bell.net

Web: <http://www.johnwroberts.com>

Special Features of 5178 Ferry Road, Fitzroy Harbour, Ontario

This spectacular 5 bedroom Century two-storey house on 2.07 acres is truly a rare find only 35 minutes from Kanata! This family home has been lovingly pampered and has retained much of its charm. Antique buffs now can own a special home to show off their cherished pieces or enjoy gathering more treasures in the years to come.

Everyday you will marvel at the simple beauty of your surroundings! The change of seasons will continue to amaze you, year in and year out. The breathtaking countryside with glorious sunrises and sunsets bring serenity to everyday life and you'll be dazzled by the starry nights and the enchanting sounds – yet, you are close to the small rural community of Fitzroy Harbour and still apart of the city of Ottawa for all the amenities.

Fitzroy Harbour is a 2 minute drive with a convenience store/postal outlet, community centre (rink and playing field), pizzeria, public boat launch, churches and schools. Arnprior is a 15 minute drive with every amenity thinkable as well as a hospital. The Fitzroy Provincial Park is alive with activity for most of the year with camping, swimming, picnicking, boating and cross country-skiing in the wintertime. Another treasure is the Morris Island Conservation Area for walking and hiking.

The Ottawa River is close by for boating, fishing and swimming. Children are bussed to all schools. The Quyon Ferry gives access to the belle province of Quebec for you to explore gorgeous countryside and Gatineau Park which is not far away for biking, hiking, swimming, cross-country skiing and snowmobiling. Fitzroy Provincial Park on Canon Smith Drive also offers great outdoor enjoyment for you and visitors.

EXTERIOR

Front veranda

Newer windows installed approximately 12 years ago; 23 Energy Star windows: 4 basement, 10 main floor and 9 top floor

Newer insulated front door and screen storm door with exchangeable glass insert

Roof shingles 2006; side porch shingles 2011

Exterior walls approximately 12" thick

Exterior painted in 2006

Enclosed south-facing porch ideal for mud room or sun room renovated 2007

Deck 2015

Inside access to large two car garage from porch

Garage door replaced in 1999 equipped with automatic garage door opener and remotes

Roof over garage can support a roof top terrace if desired to be accessed from master bedroom

Good size outbuilding at back of your 2.07 acre property

INTERIOR – many newer large windows make this home bright and cheery even on the dreariest of days

Main Level

The beautiful living room welcomes large furnishings with an attractive stone wood-burning fireplace with a Regency wood insert, three deep set windows and a pretty front door and screen door to the veranda.

Next to the living room is the main floor den featuring two deep set windows and french door.

For added convenience, a remarkable totally remodelled 3 piece bathroom and laundry located on the main level with ceramic floor, lots of space, lovely white fixtures and shower stall.

A step up from the living room takes you to the huge and sunny country kitchen complete with laminate flooring, a work island with cupboards and a wall of pantry cupboards. Includes woodstove.

Second Level

The beautiful master bedroom gives you space and lots of light from four windows. Set at the back of the home for privacy, this room has his & her closets, an extra deep storage cupboard and a built-in desk with drawers. A roof top terrace can be built off the master bedroom over the garage if desired.

The additional four bedrooms are roomy enough with exposed pine floors in the two south-facing bedrooms and carpeting in the opposite two bedrooms. All these bedrooms feature closet space except for the first bedroom at the top of the stairs which was once used as a laundry room and the hook-ups are still intact.

The 4 piece bathroom was renovated with ceramic tiles, mirror, lighting and sink. Directly across from the bathroom is a large linen closet.

Items to Note:

Beautiful 3 ½" window and door mouldings

Four bedrooms, living room and den freshly painted

Newly installed French doors on main level, 3 newer closet doors in bedrooms and newer master bedroom entrance door

Scheel vinyl windows installed 2008-2009

New oil tank 2016

Living room fireplace WETT certified and Regency fireplace insert installed by Harding in 2010

A couple of apple trees grace the property

Cedar hedge planted along fence, 4 Douglas fir trees planted and 1 maple tree in yard

High speed internet available

Quiet surroundings with only farm neighbours

School buses to all schools (option to attend Arnprior H.S. if desired)

Access to basement through garage

Garage measures 20' x 24'

Septic pumped October 2014

Includes: 2 fridges, stove, dishwasher, washer, dryer, hood fan, freezer, automatic garage door opener & 2 remotes, Regency fireplace insert, woodstove, window coverings

Exclude: Living room curtains

Ideal spot for young family to settle down with excellent schools and community minutes to Ottawa close to the Ottawa River for boating, swimming and fishing.

Contact **John Roberts**, Broker, **RE/MAX Hallmark Realty Group., brokerage**, 2255 Carling Avenue Ottawa, ON K2B 7Z5 at (613) 832-0902 to make your move to this wonderful country home!

The above information is believed to be accurate but not warranted.