

# 3452 Dunrobin Road



## Beautifully Upgraded \$349,900

Impressive 2+1 bedroom split level home built in 1984 with many updates and features on a huge 202' x193' lot with a double car garage, storage shed, fenced back yard, sunny deck, gorgeous scenery, view of the Gatineau Hills with no rear neighbours and a gazebo. Inside boasts a wonderful and spacious layout filled with many extras for any family. This is fine country living within minutes to all city amenities in Kanata! Welcome home!



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# 3452 Dunrobin Road



Living Room



Family Room



Kitchen



Eating Area



Master Bedroom



Cheater Ensuite





Dist/Neigh: 9304- Dunrobin Shores  
 Municipality: Ottawa  
 Roll #: 0614421815207050000  
 PIN: 045660154  
 Neigh Name: Dunrobin/Woodlawn  
 Lot Size/Acres: 202' x 193.65'  
 Zoning Desc: RR5[15r]  
 Possession: To Be Arranged

Legal Desc: PT LT 7 CON 4 TORBOLTON PT 1, 5R5401; WEST CARLETON

DIRECTIONS/REMARKS

Directions: From Kanata take March Road northbound, turn right on Dunrobin Road

Remarks: Impressive country home with many updates and extra features with an incredible layout including a great 202' x 193' lot with breathtaking mountain views, a 8' x 13' gazebo, 14' x 18' deck, 10' x 10' shed and a completely fenced backyard with no rear neighbours! This wonderful home features gleaming hardwood floors and a beautiful bow window in the living room, spacious kitchen with extras and roomy eating area, a handy mud room, stylish master suite with dressing room and cheater ensuite boasting nice tilework and extra storage, lower level family room has a natural gas fireplace and built-in shelving units, a 3rd bedroom and a lovely 3 piece bath and the basement has a laundry area, big storage room and another access to the garage. A true gem and must be seen!

PROPERTY INFORMATION

Style/Type:	Detached / Split Level	Fronting:	Northeast	Total Beds:	3	Total Baths:	2	
Year Built:	1984 / Approx			Total Parking:	10			
Heat Type/Fuel:	Forced Air / Natural Gas			Parking Desc:	2 Garage Attached, Inside Entry			
Air Conditioning:	Central			Exterior Finish:	Brick, Siding			
Water/Sewer:	Shallow Well / Septic Installed			Foundation:	Poured Concrete			
Basement Desc/Dev:	Full / Fully Finished	Fire Retrofit:		Construction:	Frame			
# Fireplaces/Fuel:	1 / Gas			Roof Type:	Asphalt Shingle			
Floor Coverings:	Carpet Wall To Wall, Hardwood, Tile							
Rental Equipment:	Nil							
Appliances Incl:	Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer							
Feat/Equip Incl:	Alarm System, Auto Garage Door Opener, Central/Built-In Vacuum, Drapes, Hot Water Tank, Storage Shed, Wall Mounted TV, Water Treatment							
Site Influences:	Deck, Fenced Yard, Gazebo, Mountainview, Natural Gas, No Rear Neighbours							
Neigh Influences:	Golf Nearby, Water Nearby						Taxes/Year:	\$2,856.00/2017

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	16' x 11'11"	KITCH	Main	13'10" x 11'6"	EATNG	Main	13'10" x 11'10"	FAMRM	Lower	19'10" x 14'2"
MBED	2nd	13'10" x 12'6"	BEDRM	2nd	12'11" x 9'2"	BEDRM	Lower	12'11" x 9'2"	WALKIN	2nd	10' x 6'1"
BATH3	Lower	7'4" x 4'3"	BATH4	2nd	11'3" x 7'7"	LAUND	Bsmt	10'4" x 5'	MUDRM	Main	11'7" x 3'7"
FOYER	Main	4'11" x 4'	STORE	Bsmt	22' x 13'	UTIL	Bsmt	8'6" x 7'7"			

OFFICE INFORMATION

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## Special Features of 3452 Dunrobin Road

- Convenient location only minutes to all amenities in Kanata
- Beautiful lot with incredible views of the Gatineau Hills, sunrises & sunsets
- Very large backyard that is completely fenced for children and pets
- Inviting gazebo and rear deck with built-in bench
- Large 2 car garage has garage door opener and access to the main level & basement
- Storage shed beside garage
- Great layout and space on all levels with amazing features
- Gleaming hardwood floors in the living room and a large bow window for lots of natural light
- Terrific kitchen with loads of cabinets, pot drawers, utensil drawers, pantry with pull out trays, work station with shelving, lazy susans, breakfast bar, backsplash & access to a handy mud room
- Delightful eating area has pretty views of the deck, yard, countryside and mountains
- Elegant Master Bedroom has a crown moulding, a French door, large dressing room with closet organizer and glass block wall and cheater door to the stunning upstairs bathroom
- Second Bedroom being used as a den has large closet with organizer
- Main bathroom is roomy with nice tilework, lots of custom storage, a lovely water basin, pocket door separates the tub and toilet from sink area and has a linen closet and cheater door to Master Bedroom
- Lower level is perfect for guests or an older child wanting privacy offering an immense family room with hobby area plus a cozy natural gas fireplace, built-in shelving and a third bedroom and a 3 piece bathroom
- Vinyl windows and patio door 2003-2007
- Roof shingles June 2015
- Septic tank last pumped August 2016
- Air ducts cleaned August 2017
- Nelson water system – new carbon filter installed August 2016
- **Hydro costs:** \$250 per month approximately
- **Natural gas costs:** approximately \$668 per year

**Includes:** fridge, stove, dishwasher 2014, microwave hood fan, washer and dryer, automatic garage door opener & remote, wall mounted TV in family room, central vacuum and attachments 2011, hot water tank, central air, water filtration system, window coverings, sump pumps Nov 2014, back up sump pump Nov 2015, shed, gazebo & alarm