



Dist/Neigh: 9302- Woodlawn/Maclarens Landing/Kilmaurs
Roll #: 0614421810027050000
PIN: 045680024
Neigh Name: Woodlawn
Lot Size/Acres: 201.51 ' x 435.4 ' / 2.000
Zoning Desc: Rural
Possession: To Be Arranged
Legal Desc: PT LT 13 CON 1 TORBOLTON PART 2 , 5R12781; WEST CARLETON

Directions: March Road from Kanata, Right on Dunrobin Road, Left on Kinburn Side Road, Right on Torbolton Ridge Road. Property on the left hand side of road.

Public Remarks: Looking for peace, privacy and tranquility? Come home to the woods! Wonderful 3 bedroom home nestled on a private 2 acre lot close to the city! This terrific home is perfect for any family featuring a 2 car garage, 40' x 80' fenced dog run, large front yard patio, western red cedar 12' x 22' deck, 20' x 20' vegetable garden with deer fencing, durable & easy care porcelain non-slip tiles on main level, semi-open concept living room, dining room & kitchen highlighting a Pacific Energy woodstove to cozy up to. Enjoy the bright & cheery kitchen then fall in love with the luxurious main bath with a deep free-standing soaker tub & oversized shower with dual showerheads. The master features a handy 2 pce ensuite. The lower level offers a large rec room complete with an Ikea entertainment unit and lots of shelving, a sunny hobby room, roomy workshop, laundry area & lots of storage to boot! Heated & cooled with an economical & efficient geothermal heat pump means very low energy bills!

PROPERTY INFORMATION

Style/Type:	Detached / Hi Ranch	Seasonal:	Total Beds:	3	Total Baths:	2
Year Built:	1990 / Approx	Fronting:	Southwest			
Builder/Model:			Total Parking:	10+	Total Ensuities:	1
Heat Type/Fuel:	Forced Air, Geothermal / Other (See Remarks)		Parking Desc:	2 Garage Attached, Car shelter, Gravel, Recreational Vehicle		
Air Conditioning:	Heat Pump		Exterior Finish:	Siding		
Water/Sewer:	Drilled Well / Septic Installed		Foundation:	Poured Concrete		
Basement Desc/Dev:	Full / Partly Finished		Roof Type:	Asphalt Shingle		
# Fireplaces/Fuel:	1 / Wood					
Floor Coverings:	Tile					
Rental Equipment:	Nil					
Appliances Incl:	Dishwasher, Dryer, Refrigerator, Stove, Washer					
Feat/Equip Incl:	HRV, Drapes, Hot Water Tank, Window Blinds, Wood Stove, Car Shelter, Reverse Osmosis Water System, Ikea Shelving Units, Central Vacuum is roughed in					
Site Influences:	Deck, Flat Site, Private, School Bus, Treed Lot, Wooded Area, Quiet Road					
Neigh Influences:	Golf Nearby, Highspeed Available, Skiing Nearby, Water Nearby, close to Fitzroy Provincial Park, Morris Island Conservation Area and the Ottawa River		Taxes/Year:	\$2,753.00/2017		
			Survey Year:	1990		

Exclusions: Sauna, Freezer, Basement Fridge

ROOM INFORMATION

Rm Type	Level	Dimensions	<u>Rm Type</u>	Level	Dimensions	<u>Rm Type</u>	<u>Level</u>	Dimensions	<u>Rm Type</u>	<u>Level</u>	Dimensions
LIVRM	Main	15'9" x 13'	DINRM	Main	12'9" x 9'8"	KITCH	Main	12'9" x 10'3"	MBED	Main	13'6" x 12'11"
BEDRM	Main	11'8" x 11'3"	BEDRM	Main	9'6" x 10'3"	BATH4	Main	12'9" x 5'6"	ENS2PC	Main	7'5" x 2'8"
LAUND	Lower	17' x 12'9"	FOYER	Main	7'8" x 5'	RECRM	Lower	20'8" x 12'10"	HOBBY	Lower	12'6" x 22'3"
WKSHP	Lower	17' x 13'6"									

OFFICE INFORMATION

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