



Dist/Neigh: 9301- Crown Point
Municipality: City of Ottawa
Roll #: 0614421815289000000
PIN: 045840203
Neigh Name: Crown Point
Lot Size/Acres: 100' x 120'
Zoning Desc: Residential
Possession: To Be Arranged

Legal Desc: LT 28, PL 474 ; WEST CARLETON/TORBOLTON TOGETHER WITH A RIGHT OF WAY OVER PART 5 PLAN 4R15728 AS IN LT1303425.

DIRECTIONS/PUBLIC REMARKS

Directions: From Kanata take March Road northbound, turn right on Dunrobin Road, turn right on Crown Point Road and left on Opeongo Road

Public Remarks: Absolutely stunning 3 bedroom bungalow custom built in 2014 across the street from the Ottawa River with breathtaking mountain views on a 100' x 120' lot in a peaceful and woodsy area of homes not far from the city! The quality of construction and finishings are top notch featuring 9 foot ceilings, hardwood & tile flooring, open concept living, dining and kitchen, gorgeous granite kitchen with extras & stainless steel appliances, a luxurious ensuite & main bath have heated floors, upgraded trim and lighting, basement with rec room, spare room, storage and 2 piece bath with laundry area ideal for guests or older children and access to the oversized garage. Other great features are the low maintenance exterior & yard, the paved laneway and the expansive tiered back deck for lounging and bbqing! Includes 6 appliances, central air & garage door opener! A definite 10!

PROPERTY INFORMATION

Style/Type: Detached / Bungalow	Fronting: East	Total Beds: 3+1	Total Baths: 3
Year Built: 2014 / Approx		Total Parking: 6	Total Ensuites: 1
Builder/Model:		Parking Desc: 2 Garage Attached, Inside Entry, Oversized, Paved Laneway	
Heat Type/Fuel: Forced Air / Propane		Exterior Finish: Siding	
Air Conditioning: Central		Foundation: Poured Concrete	
Water/Sewer: Drilled Well / Septic Installed		Roof Type: Asphalt Shingle	
Basement Desc/Dev: Full / Partly Finished			
Floor Coverings: Hardwood, Tile			
Rental Equipment: None			
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Air Exchanger, Auto Garage Door Opener, Hot Water Tank, Water Treatment			
Site Influences: Deck, Mountainview, Riverview, Water Access			
Neigh Influences: Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby		Taxes/Year: \$3,039.00/2017	

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	15'8" x 15'	DINRM	Main	12'9" x 9'2"	KITCH	Main	12'9" x 9'	MBED	Main	13'10" x 12'8"
BEDRM	Main	11'5" x 10'1"	BEDRM	Main	10'4" x 9'3"	BEDRM	Lower	16'3" x 12'6"	WALKIN	Main	11'4" x 5'4"
BATH2	Lower		BATH4	Main	11'4" x 5'6"	ENSBPC	Main	11'4" x 8'2"	LAUND	Lower	
MUDRM	Lower	11'11" x 10'9"	RECRM	Lower	23'9" x 12'	STORE	Lower		UTIL	Lower	

OFFICE INFORMATION

RE/MAX HALLMARK REALTY GROUP, Brokerage
 JOHN ROBERTS - Broker / Direct: 613-832-0902
 JohnRoberts@bell.net

<http://www.johnroberts.com>

Special Features of 5029 Opeongo Road, Woodlawn, ON

- Stunning 3+1 bedroom home custom built in 2014 with river & mountain views
- Peaceful and tranquil setting close to the city in a woodsy setting
- Quality construction and finishings prevail with 9 foot ceilings, hardwood, tile, granite & rounded corner beds, upgraded trim and lighting;
- Large paved laneway leads to the 20'3" x 21'3" double garage with man door, garage door opener and access to the lower level mud room
- Inviting front entrance with large quarry stones and a 8'5 x 5' covered porch
- Backyard has a 10' x 8'4" deck for the bbq and a two-tiered lower deck measuring 30' x 14' with a clothesline
- Electrical outlets in eaves for Christmas lights
- River and mountain views from the semi-open concept living, dining and kitchen design
- Front entry features sidelights and transom windows, lovely tile flooring and a double closet
- Beautiful living room with massive picture window offering breathtaking scenic views
- Stunning kitchen with granite counters, subway tile backsplash, sensational lighting and under cabinet lighting, pull out trays in pantry cupboards, lazy susans in corner cabinets, hand sprayer faucet, soft closing drawers and doors, lovely tile flooring and stainless steel appliances
- Dining area is open to the kitchen and living room with French doors to the back deck
- Master Bedroom has mountain view, large walk-in closet and spa-like ensuite bath
- Ensuite bathroom has heated tile flooring, luxurious free standing tub, glass corner shower, his & her vanity and elegant lighting
- Second Bedroom also has mountain view and an oversized closet with sliding doors & organizer
- Third Bedroom overlooks back yard and has a double closet
- Main bathroom also features the heated tile floors
- Lower level is half above graded for large windows and allows plenty of daylight to pour in
- Mud room at garage entrance has a coat closet & quick access to the basement powder room
- Rec room has 2 large windows and added pot lighting
- Powder room and laundry area have a pedestal sink and a laundry tub
- Den/bedroom is finished with laminate flooring and sliding doors on a large closet with organizer
- Utility room contains the hot water tank, pressure tank, water treatment system, air exchanger and propane furnace
- Storage room off the mud room
- Village of Fitzroy Harbour is a three minute drive and has a general store/LCBO/postal outlet, a pizzeria, Penny's Fudge factory, churches, community centre, outdoor rink, ball diamond and a public boat launch to the Ottawa River
- Access to Fitzroy Provincial Park's forest trails and beach at the end of Kedey Street in Fitzroy Harbour or Stubble Road just off Willola Beach Road
- Morris Island Conservation Area located between Fitzroy Harbour and the Village of Galetta is located at the end of Loggers Way; it is a protected park along the Ottawa River with more forest trails to explore
- Village of Constance Bay has sand beaches, restaurants, 2 convenience stores, LCBO outlet, catholic church, Legion, a newly renovated community centre, outdoor rink, skateboarding park, soccer fields, ball diamond and nature trails in Torbolton Forest
- Village of Carp has many amenities with a café, medical offices, pharmacy, hair salon, bakery, LCBO, arena and the popular Carp Farmers' Market; one of largest markets in Eastern Ontario

Special Features of 5029 Opeongo Road, Woodlawn, ON

- Town of Arnprior is a 15 minute drive with a hospital, drug stores, grocery stores, hardware/lumber stores, restaurants, movie theatre, car wash, two Tim Horton's, car dealerships & more
- The Quyon Ferry is 5 minutes away, accessed by Ferry Road, transports vehicles to the province of Quebec and runs in spring, summer and fall so plan a quick road trip and visit picturesque Gatineau Park
- Many golf courses within a 5 – 30 minute drive from here
- This is country living at its best with all the essential amenities close by; just take your favourite scenic route

Includes: fridge, stove, dishwasher, microwave hood fan, washer, dryer, water treatment system, air exchanger, hot water tank and central air

The information provided is believed to be accurate but not warranted in any way!