

FOR SALE



Wright
The Team

6537FirstLine.ca

6537 First Line Road

4 BEDS | 4 BATHS



A Beautiful Setting Awaits!

A beautiful, tranquil setting that is located moments to conveniences! Set on \approx 64 acres and surrounded by a picturesque landscape, this sprawling split level home offers the country living dream.

The perfect canvas to create your next family home, this charming property offers plenty of space with four bedrooms, four bathrooms, and distinctive living spaces on each level. The main level features gleaming hardwood floors, mouldings, a double-sided natural gas fireplace, and a bright, eat-in kitchen equipped with granite countertops and a raised breakfast island. There is also a main level 3-pc bathroom, and convenient laundry amenities.

The well-designed layout extends to the second floor, where you'll find three bedrooms and a 5pc family bathroom. The lovely primary bedroom benefits from a walk-in closet, a 4-pc ensuite, along with a balcony that overlooks the surrounding terrain.

Downstairs, the walk-out lower level provides a versatile space. Paired with an open concept design, this area includes a bar, a cozy natural gas fireplace, interior access into the oversized garage, and access to the covered patio that continues to the fenced backyard and beyond. The basement incorporates a spacious recreation room, secondary bedroom, and a 3-pc bathroom.

Positioned within an easy commute to the Highway 416 corridor, Kars and Manotick, enjoy everything this wonderful lifestyle has to offer!

Foyer, Dining Room and Living Room





Our Favourite Home Features, Updates & Points to Note

- Situated on approximately 64 acres of land that features a lush landscape and mature trees. The backyard features a fully fenced area with a covered interlock patio, and a dog kennel enclosure.
- A portion of the land is prime Agricultural farm land
- Some of the workable land is rented to a local farmer for bean and corn crops, at a rental price of \$3,000 for the 2023 season. The farmer has the right to harvest the crops for the 2023 season. Located within close proximity to local amenities, including recreation, parks, and a Public School in Kars.
- Beautifully maintained, split-level home, constructed in 2002
- Generous, light-filled living spaces are highlighted with views of the private exterior
- The formal living room opens from the entrance foyer, and includes elegant mouldings and west facing views
- The dining room boasts a double-sided, natural gas fireplace, and is accessible from the living room and the kitchen area
- The bright, eat-in kitchen features neutral white cabinetry, granite countertops, a raised breakfast bar island for casual dining, and a stainless-steel dishwasher and refrigerator

Our Favourite Home Features, Updates & Points to Note (continued)

- The main level includes a dedicated laundry room, and a 3-pc bathroom with a corner shower
- Three sizeable bedrooms are provided on the second level of the home
- The updated, second level bathrooms feature relaxing, air-jet bathtubs
- A walk-out lower level is featured, with additional space provided in the basement
- Radiant heat is provided in most of the basement area, and in the lower-level recreation room
- A rough-in for a future kitchen is provided in the basement, which is an added feature if this space is desired as a family suite
- Oversized, attached garage approximately 32'4" x 33'3"
- Because of the farming of the land, the property is being taxed at an Agricultural rate. Note, the taxes were higher this year, due to special charges with the city with the clearing of some neighbouring ditches
- Central vacuum
- Natural gas furnace with a humidifier
- Newer water softener
- Central Air conditioner (2021)





Kitchen, Breakfast Area, Primary Suite and Ensuite





Property Dimensions



Main Floor

3pc Bath: 7'11" x 9'5"
Breakfast: 14' x 6'7"
Dining: 18'5" x 12'
Kitchen: 14' x 15'
Laundry: 6'3" x 9'5"
Living: 14'1" x 14'11"
Mudroom: 14' x 4'6"

Second Level

4pc Ensuite: 7'11" x 7'11"
5pc Bath: 19'10" x 8'
Bedroom: 13'5" x 15'2"
Bedroom: 11'9" x 15'1"
Primary: 20' x 16'7"
Wic: 9' x 8'

Lower Level

Bar: 13'7" x 7'5"
Family: 31'11" x 30'7"
Garage: 32'4" x 33'3"

Basement

3pc Bath: 8'6" x 6'6"
Bedroom: 14'10" x 15'6"
Rec Room: 16'5" x 33'8"
Utility: 14'10" x 19'9"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 4

Bathrooms: 4

Property Type: Split Level

Neighbourhood: Kars

Lot Size: 64 acres (approximately)

Taxes/Year: \$4,761.25 / 2023

Heating: Forced Air, Radiant / Natural Gas

Year Built: 2002 / Approximately

Inclusions:

4 Burner gas cooktop. GE microwave/ hood fan. Kitchen Aid double ovens. Samsung dishwasher. Frigidaire fridge/freezer. Bar fridge. Maytag washer and dryer. Alarm system. Hot water tank. 2 Garage door openers and operators. In-Ground sprinkler system. Eco Water treatment system. Central vac and attachments & powerhead. Air conditioner. Air exchanger. Humidifier. All light fixtures. All

window coverings. All bathroom mirrors.

Exclusions:

None

Rental Equipment:

Alarm Monitoring – Telus, approximately \$35 + HST per month.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

Wright
The **Team**

P: 613-692-0606

E: info@ottawahomes.ca

ottawahomes.ca

