

FOR SALE



Wright
The **Team**

1683Lakeshore.com

1683 Lakeshore Drive

🏠 4 BEDS | 🛁 5 BATHS



A SPECTACULAR LAKEFRONT FAMILY HOME!

Experience elegance, style, and sophistication with this lakefront dream home! Set in Greely's Lakeland Estates, this stunning residence boasts high-end finishings, a magazine-worthy design, and resort-style outdoor spaces to be enjoyed throughout the seasons.

From the first steps inside, the inviting layout flows throughout the core spaces. Enhanced with beautiful wainscoting details, wide plank hardwood floors, and soaring ceilings that exemplify the quality within. The two-storey great room welcomes you with expansive windows that provide incredible natural light, a coffered ceiling, and a magnificent natural gas fireplace for those cooler winter nights. Step into the chef inspired kitchen, equipped with floor to ceiling cabinetry, gleaming quartz countertops, herringbone tile backsplash, premium stainless-steel appliances, and a centre island that anchors the space. There are also laundry amenities, and a family entrance that opens to the oversized, three-car garage.

You will enjoy spending time in the sunroom, that features a linear fireplace and tranquil backyard views. A perfect area for hosting, the sunroom leads to the interlock patio and continues beyond to the tree-lined water's edge, beachfront and dock.

Upstairs, a modern floating staircase directs to a flexible home office (currently used as a

bedroom) with custom built-ins for storage. Three second level bedrooms provide plenty of space with the primary suite benefiting from its own natural gas fireplace, balcony with lake views, walk-in closet and spa-like ensuite.

Downstairs, a spectacular entertainment area awaits with a recreation and games room, home theatre, music room, gym, bedroom, and a full bathroom in the finished design.

Living Room and Dining Room





Our Favourite Home Features, Updates & Points to Note

- A magnificent family home, located on a 1.43-acre lot in the exclusive neighbourhood of Lakeland Estates.
- Inviting curb appeal is offered from the stone and stucco exterior façade, and the landscaped grounds that extend all around.
- The desirable backdrop allows for year-round enjoyment. Enjoy a picnic by the water's edge, swimming, paddling, fishing, or use of your personal small boat in the summer months. Skating and private access to snowmobiling and ATV trails behind the home in the winter months. The premiere lake is maintained through homeowners' association at a cost of \$1,050 per year (2024 fee amount).
- A shed is featured by the lake, along with two hydro electrical outlets, and a firepit.
- Vegetable gardens are featured on the sides of the backyard.
- Professional outdoor hardscaping that includes lighting in the trees around the interlock wall, and on the firepit.
- An impressive residence, with beautiful design details and interior spaces that are infused with natural light.
- Rich, wide plank hardwood flooring is highlighted.
- Recessed lighting is featured throughout the home.
- The bright, open concept great room includes floor to ceiling windows, a coffered ceiling, and a floor-to-ceiling natural gas fireplace with a stone façade.
- Spacious family entrance, with custom built-ins for family organization.
- The flex room from the second level staircase is a soundproof room and could be utilized as a home office or as a supplementary bedroom.
- Three second level bedrooms are offered.
- The primary bedroom ensuite features radiant floor heating, a double furniture style vanity with marble counter tops, back-lit mirrors, a free-standing bathtub with views towards the lake, a glass enclosed shower with a rain shower head, hose attachment and wall attachment. Inset shelves are provided. The large, walk in closet has access from the ensuite and the bedroom, with pocket doors at both entry points.
- The bedroom walk-in closet offers built-in shelving, doors, cupboards and hanging racks.
- Ceiling fans are provided in the second level secondary bedrooms, as well as walk-in closets with custom storage systems.

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

- Speakers are featured throughout, including in the upstairs bedrooms.
- The fully finished lower level adds an abundance of space and mirrors the quality of the upper levels. This area includes a gym with mirrors and rubber floor mats for exercise, a recreation room and games area, a soundproofed bedroom, full bathroom, theatre, and a soundproofed music room with direct access to the garage. The theatre includes components: Speakers, screen projector theatre, a raised bar area, storage, and a bar fridge.
- Sonos speakers and sound system
- The utility room houses the furnace, Rinnai tankless hot water heater, utility sink, water softener and iron filter, pressure tank, HRV, rack for the Sonos components, central vacuum hose, and attachments.
- Oversized, three-car garage that is accessible from the main level and lower level of the home, along with a garage door to the backyard. The garage includes a gas heater.
- An extra pad for parking is provided next to the garage.
- Custom window coverings include remote controlled blinds in cathedral ceiling areas and the stairwell.
- Speakers throughout including upstairs bedrooms.
- Central vacuum
- The property is located within easy reach of amenities in Greely, with surrounding amenities only a short drive away.
- Interior painting (2021) with touchups completed in November 2023
- Sunroom with linear gas fireplace (November 2022)
- Window coverings in the primary bedroom and the kitchen (2022)
- Firepit at the lake (April 2022)
- Shed at the lake (November 2022)
- Speakers and Sonos System Components (January) 2022)
- Theatre screen and projector (January 2022)
- Water softener and iron sulphur (February 2022)
- Invisible fence (December 2021)
- Note, some furniture items including the air hockey table may be available to purchase



Great Room and Sun Room





Flexible Office,
Primary Suite and
Ensuite





Additional
Bedrooms and
Ensuites





Property Dimensions



Main Floor

2pc Bath: 6'5" x 3'9"
Office: 12'8" x 15'11"
Living Room: 11'10" x 13'
Dining: 17'5" x 14'1"
Foyer: 12'2" x 9'1"
Garage: 34'6" x 34'6"
Kitchen: 21'5" x 14'6"
Laundry: 13'3" x 8'5"
Great Room: 21'9" x 27'5"
Mudroom: 20'3" x 8'5"
Sun Room: 10'7" x 32'

Second Level

4pc Ensuite: 11'2" x 6'9"
4pc Ensuite: 11'2" x 6'11"
5pc Ensuite: 10' x 16'2"
Bedroom: 16'3" x 10'5"
Bedroom: 12'5" x 14'11"
Primary: 17'6" x 17'11"
Wic: 6'11" x 16'2"

Lower Level

3pc Bath: 10'4" x 6'4"
Bar: 7'3" x 12'10" |
Bedroom: 10'4" x 11'11"
Music Room: 15'2" x 18'9"
Gym: 16'9" x 10'7"

Rec Room: 27'1" x 43'5"
Storage: 37 sq ft
Theater: 15'6" x 12'10"
Utility: 18'7" x 8'5"





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: 5

Property Type: Two-Storey

Neighbourhood: Lakeland Estates - Greely

Lot Size: 446.36 ft x 131.10 ft (Irregular) - 1.430 acres

Taxes/Year: 10,130.81 / 2023

Heating: Forced Air, Natural Gas

Year Built: 2018 / Approximately

Utilities:

Approximate Hydro Expense: \$201 per month

Approximate Enbridge Gas Expense: \$126 per month

Inclusions:

Landscape lighting. Central vacuum. Garage heater. Water softener. Iron filter. Rack with components for SONOS. Built in speakers in home. Outdoor speakers in the sunroom. Ceiling fans. Garage door openers and remotes. Gym mirrors and floor mats. Two sheds, one by lake and one by back garage door. All theatre room equipment including - Theatre projector Theatre screen, and speakers. Firewood behind the house and at the lake. Firepit at the lake.

Sprinkler system. Gas stove. Fridge. Hood fan. Dishwasher. Beverage fridge in the kitchen. Bar fridge in theatre, Hot Water on Demand. Alarm equipment - 2 Blink Cameras and Blink Doorbell (both exterior), All window coverings (excluding all drapes/curtains) remote automated blinds with remotes. All light fixtures. Washer. Dryer. Dock. Invisible fence and collar.

Exclusions:

Interior cameras.

Rental Equipment:

None

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.

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