

FOR SALE



**The Wright Team**

6639OldForest.com

6639 Old Forest Drive

3 BEDS | 3 BATHS





## NORTH GOWER

Located in Maple Forest Estates in North Gower, offering the perfect blend of small-town charm with an easy commute to urban amenities. This sprawling, custom-built bungalow features a beautiful layout with three main level bedrooms, an oversized garage, and a fabulous, fully finished lower level that increases the living space.

Thoughtful details include hardwood floors throughout the main level, warm neutral tones, a dining room with elegant built-ins, and a living room with a vaulted ceiling and a linear natural gas fireplace & a stacked stone veneer. The charming, eat-in kitchen boasts floor-to-ceiling cabinetry, granite countertops, stainless steel appliances and a centre island with an undermount sink. There is also a family room with access points to the screened-in porch and the east-facing backyard.

Three main level bedrooms and a full bathroom are provided, with the primary bedroom complete with a walk-in closet and a lovely 3-pc ensuite.

Outside, enjoy time in the spacious backyard that is ideal for family gatherings and entertainment. This incredible outdoor setting offers a fantastic background with a large patio and a deck, along with an inground saltwater pool in its professional design.



Foyer, Living Room and Dining Room





# Updates & Points to Note

- Situated on a 0.539-acre lot in Maple Forest Estates. The property is located minutes from the Highway 416 corridor.
- A custom-built, full brick bungalow with pride of ownership evident throughout.
- Three main level bedrooms are featured. An office and a flex room are featured on the lower level.
- Convenient, main level laundry amenities.
- The oversized, two-car garage measures approximately 23'9" x 33'4". Hot/cold water lines are featured in the garage.
- Whole-house, Generac 22KW automatic home standby generator.
- A 30 Amp, recreational vehicle power outlet is featured on the exterior garage wall.
- Sump pump, backup battery.
- Water softener.
- Heat recovery ventilator (HRV).
- 200-Amp service.
- Roof (2017 approximately).
- Inground, salt-water pool (2015 approximately). The pool heater was purchased in 2022.





Kitchen,  
Breakfast Room,  
Primary Suite  
and Ensuite







Additional  
Bedrooms and  
Family Room





Home Theatre,  
Office and Flex  
Room







# Property Dimensions

## Main Floor

Foyer: 7'6" x 9'6"  
 Living Room: 13'5" x 17'9"  
 Dining Room: 13'5" x 11'7"  
 Kitchen: 14'8" x 12'9"  
 Breakfast Room: 14'8" x 7'4"  
 Family Room: 13'10" x 10'0"  
 Screened Porch: 7'10" x 9'10"

Laundry: 3'10" x 2'11"  
 Primary Bedroom: 12'0" x 14'9"  
 Walk-in Closet: 8'4" x 5'1"  
 Bath/Ensuite: 7'2" x 7'11"  
 Bedroom: 11'10" x 9'10"  
 Bedroom: 12'10" x 9'10"  
 Bathroom: 7'2" x 8'4"

## Lower Level

Home Theatre: 23'4" x 20'2"  
 Office: 14'0" x 14'5"  
 Flex Room: 12'9" x 13'10"  
 Bath: 13'1" x 9'0"

Storage: 13'0" x 4'0"  
 Storage: 20'2" x 11'8"  
 Electrical: 12'4" x 29'3"







## 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:** 3

**Bathrooms:** 3

**Property Type:** Bungalow

**Neighbourhood:** North Gower

**Lot Size:** 98.37 ft x 213.22 ft  
(Irregular)

**Taxes/Year:** \$4,698.96 / 2023

**Heating:** Forced Air, Natural Gas

**Year Built:** 1998 / Approximately

**Utilities:**

Approximate Hydro Expense: \$3,035 per year – December 23, 2022 to November 24, 2023  
Approximate Enbridge Gas Expense: \$1,822.47 per year – January 26 2022 to February 1, 2023

**Inclusions:**

All light fixtures. All window coverings. Fridge/freezer. Stove. Microwave/hoodfan. Dishwasher. Wall oven. Pool

and equipment. Garage door openers and operators. Shed x2. Washer. Dryer. Wall mounted TVs. Cabinets beside fireplace. Electric fireplace in basement, in as-is condition. Rack shelving in storage room. Projector and screen in theatre room. Marantz Cinema system for the theatre.

**Exclusions:**

None.

**Rental Equipment:**

Hot Water Tank – Reliance.

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

