

FOR SALE



The Wright Team

10729VanCamp.com

10729 Van Camp Road

3 BEDS | 2 BATHS



MOUNTAIN

Welcome to this inviting country property. Nestled on an approximate 1.2 acre lot surrounded by mature trees and rolling greenery, the setting offers a peaceful retreat with no immediate neighbours to the east or north. Enhancing the outdoor experience, a spacious entertaining deck provides an ideal space for relaxing or hosting outdoors.

Inside, the home is filled with natural light and features an open concept layout that flows smoothly from one room to the next. Hardwood flooring extends through the main level, complemented by a soft, neutral colour palette. The living room includes a wood burning fireplace that adds both warmth and character.

The kitchen offers ample storage and preparation space, a corner pantry, and a peninsula that is ideal for casual meals or conversation. Two well proportioned bedrooms and a full bathroom on this level provide comfortable arrangements for family or guests.

Upstairs, the primary suite is privately situated and impressively sized. A large walk-in closet offers ample storage, while the beautifully appointed five-piece ensuite features thoughtful finishes. A private balcony overlooks the quiet front streetscape, offering a perfect place to unwind and enjoy a peaceful moment outdoors.

Foyer, Living Room and Dining Area





Key Points to Note

- Hardwood flooring extends throughout the main living areas.
- Wood-burning fireplace is WETT certified.
- Floor vent system installed for convenient vacuuming.
- Generous walk-in pantry provides ample kitchen storage.
- Spacious primary bedroom is privately located on the upper level, separate from other rooms.
- Large walk-in closet in the primary bedroom.
- The primary bedroom ensuite features a dual sink vanity, soaker tub and a large glass enclosed shower.
- The unfinished basement offers excellent potential for customization and includes a full bathroom rough-in.
- Septic system was last pumped in 2024.
- Starlink internet service is available; Bell and Storm services are also accessible.
- Hot tub included as-is, working at time of listing with no warranty.





Property Dimensions

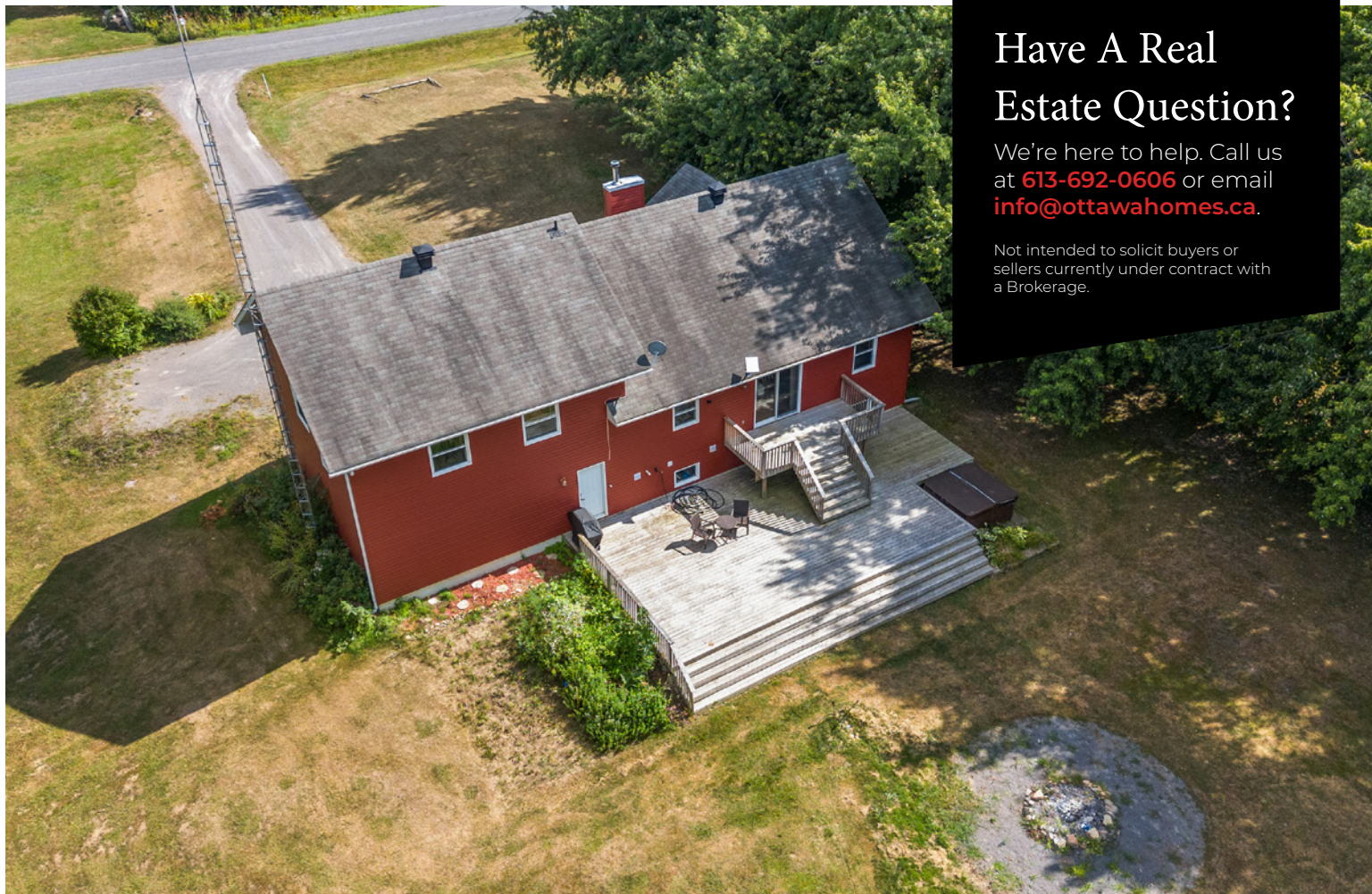
Main Floor

Living Room 14'3" x 15'0"
 Dining Area 10'9" x 15'7"
 Kitchen 13'3" x 15'7"
 Pantry 3'9" x 3'7"
 Bedroom 11'10" x 12'3"
 Bedroom 11'11" x 12'1"
 Bathroom 8'2" x 8'7"

Second Level

Primary Bedroom 13'3" x 17'1"
 W.I.C. 13'0" x 7'3"
 Primary Bathroom 11'9" x 12'4"
 Balcony 11'10" x 7'3"





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: 2

Property Type: Sidesplit

Neighbourhood: Mountain

Lot Size: 180.00 ft x 300 ft (Irregular)

Taxes/Year: \$5,391.37 / 2025

Heating: Forced Air, Propane

Utilities:

Approximate Hydro Expense: \$155/month.

Approximate Propane Expense: \$1,800/winter (homeowners are primarily using the fireplace during the winter months).

Inclusions:

Propane Stove. Stove Vent. Fridge. Dishwasher. Washer. Dryer. Hot Tub (As Is). Light Fixtures. All Window Coverings. Bathroom Mirrors. Deep Freeze

in Basement. Fridge in Garage. Central Vac & Accessories. Horseshoes. 2 Garage Door Remotes. Starlink Equipment.

Exclusions:

Tire Racks. Freezer in Garage. Ring Camera.

Rental Equipment:

Propane Tanks.

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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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

The Wright Team consists of James Wright*, Jessica Wright*, Sarah Wright*, Michelle Lang**, Kim Seguin*, Jennifer Taylor* & Andrea Kelly*, *Realtor*, **Broker