

FOR SALE



Wright
The Team

6101FirstLine.com

6101 First Line Road

3 BEDS | 3 BATHS



KARS

Set on approximately 1.63 acres, this beautifully restored country home is surrounded by a picturesque landscape and just minutes from everyday conveniences. Thoughtfully updated, the residence harmonizes historic charm with modern comforts, creating a timeless, elegant style.

Inside, the home offers three bedrooms, three full bathrooms, and inviting living spaces filled with natural light. The flat ceilings and upgraded trim are complemented by maple hardwood flooring, refinished on site to match the original. The updated eat-in kitchen combines elegance and practicality with Calacatta quartz counters, soft-close cabinetry, high-end appliances, and a generous centre island that accommodates seating.

Upstairs, the main second level features two bedrooms and a full bathroom, while a separate upper level includes an additional bedroom, a flexible office or sitting room, and a full bathroom.

The outdoor living areas further enhance the home's appeal, offering spaces to relax and unwind. Highlights include a hot tub, saltwater pool, interlock patios and walkways, a wraparound veranda, a covered pavilion, and pergolas. Mature trees and manicured grounds provide a picture-perfect backdrop throughout the seasons.

With quick access to Highway 416, Kars, and Manotick, this property perfectly combines the tranquility of country living with the convenience of nearby amenities.

Dining Area,
Living Room and
Kitchen





Key Points to Note & Updates

- Energy efficient wood-burning fireplace with chimney.
- Driveway excavation and paver installation.
- Oversized detached double garage.
- Basement: partly finished, drywall is installed, not taped. Framing and first fix electrical completed, remainder in as-is condition.
- Pool upgrades: new liner, lights, skimmer, lines (approx. 3 years), pump, filter, saltwater system, and Hayward pool cleaner.
- Pool hut (16 ft x 32 ft) with storage and bar.
- Hot tub pergola and swimming pool pergola.
- Exterior painting.
- Gates and fencing.
- Original section built in 1875, front addition added in 1911.

Total renovation completed in 2019. Key improvements include:

- Mason windows and doors.
- Roof.
- Soffit and fascia restored to original specifications.
- Siding added on the rear of the home to match original design.
- Front brick façade restored to original condition.
- Walls insulated with Roxul.
- Attic features generous blown-in insulation.
- All interior doors are solid wood with ball bearing hinges and upgraded hardware.

Key improvements (continued)

- Original heavy wood floors reinforced with $\frac{3}{4}$ inch plywood throughout the home.
- Geothermal heating (Nordic system) provides heating, cooling, and hot water.
- Ductwork installed throughout the home to support the system.
- 200 amp electric panel is installed, complete with all new copper wiring throughout the home.
- All new oversized copper plumbing installed throughout the home.
- Upgraded maple railings with upgraded attachment hardware.
- Spray foam insulation was used in the basement and covered with a fire retardant as per building code.
- ABS drain pipes installed throughout the house.
- Air exchange system installed in the basement.
- Oversized cold water pressure tank.
- 60-gallon hot water tank.
- Water treatment system.
- Floor drains and sump pump installed.
- Window wells installed on the basement windows.
- Swale created on the north and east sides for drainage.
- Drainage installed around the house.

A list of the renovation work, prepared by the previous homeowner, is available upon request.



Family Room,
Bathroom,
Primary Suite
and Bathroom







Property Dimensions

Main Floor

- Living Room 22'0" x 14'3"
- Dining Area 9'11" x 11'1"
- Bathroom 11'5" x 10'9"
- Kitchen 16'7" x 10'0"
- Breakfast Nook 16'7" x 8'9"
- Family Room 20'6" x 18'10"

Second Level

- Bedroom 21'7" x 10'9"
- Bedroom 21'8" x 10'3"
- W.I.C. 8'4" x 12'6"
- Bathroom 10'10" x 6'5"

- Bedroom 12'1" x 15'5"
- Sitting Room 11'10" x 15'5"
- Bathroom 5'3" x 3'8" / 5'3" x 5'4"





Have A Real Estate Question?

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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: Two-Storey

Neighbourhood: Kars

Lot Size: 163.62 ft x 454.43 ft (Irregular)

Taxes/Year: \$3,761.87 / 2025

Heating: Geothermal Heat Pump

Utilities:

Approximate Hydro Expense: \$303.38 / month

Inclusions:

Maytag washer and dryer. Samsung wall oven. Microwave/convection. Fridge/freezer. Dishwasher. Cooktop. Airtight wood fireplace (2 yrs) approx. Arctic Spa Hot Tub. All light fixtures including brass candle fixtures in the dining room. All window coverings. Water softener. Hot water tank. Central vacuum and attachments. Fish tank and equipment. Any remaining firewood. Garage door opener and remote. All exterior lighting. Pool equipment:

Pump. Filter. Salt water system. Haywood pool cleaner. Winter cover.

Exclusions:

TV and sound bar in bar area at the pool.

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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