



1610Bontrey.com

1610 Bontrey Place

₽ 4 BEDS | ® 3 BATHS

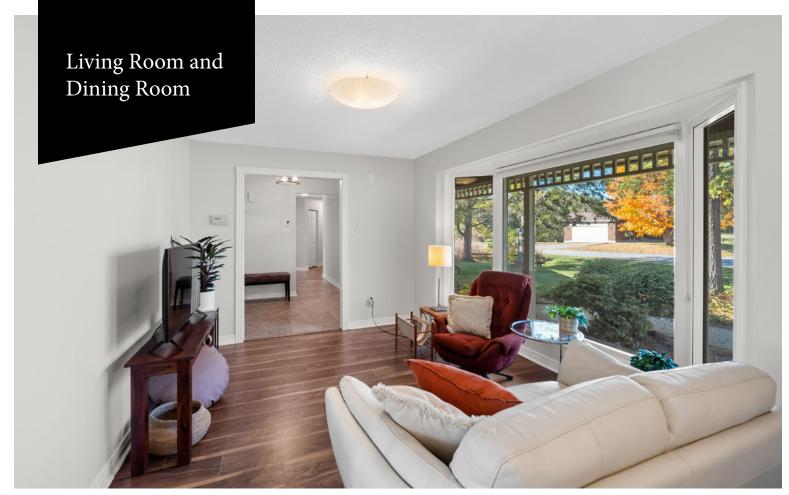


KARS

Set back on a quiet cul-de-sac, this beautifully presented custom-built bungalow occupies an almost half-acre lot in an established, family-oriented neighbourhood. Enjoy the convenience of nearby amenities while benefiting from a peaceful and private setting.

The thoughtfully designed layout creates a welcoming environment for family living, balancing formal and intimate spaces. The main floor offers four bedrooms and three bathrooms, including a primary bedroom with a three-piece ensuite. Gather in the living room with its bay window overlooking the landscaped front yard gardens, host in the formal dining room, or unwind in the sixsided sunken family room. The kitchen opens seamlessly to the living room and features warm brown Cambria quartz countertops, creating an inviting space for daily living and entertaining. A bright three-season sunroom provides tranquil views of the backyard gardens. In the lower level, the semi-finished space offers versatility and can be completed to your preferences.

Outside, the backyard is a peaceful retreat framed by mature trees, creating a sense of privacy. With southern exposure, the yard enjoys natural light throughout the day, highlighting its park-like setting. Additional features include a patio, greenhouse and three storage sheds, ideal for gardening and outdoor hobbies.











Key Points to Note

- · Built in 1978 to R2000 energy efficiency standards.
- · Three-season sunroom.
- Interior access from the home to the single car garage featuring an automatic garage door opener.
- Three sheds: Two large sheds and one open style tool shed.
- · Greenhouse.
- · Apple tree in the yard.
- · Four bedrooms.
- · Three bathrooms (2-piece, 3-piece, and 4-piece).
- · Laundry on the main floor.
- · One baseboard heater in the primary bedroom.
- · Propane fireplace (currently disconnected).
- · Two hot water tanks, electric and solar.
- · Solar panels on the roof.
- Semi-finished lower level offers a versatile space ready to be completed to your preferences.
- · Sump-pump equipped with a second back-up pump.
- Generac generator (2023) running on natural gas ensures peace of mind during a power outage.
- · Well and septic are original; well pump replaced in 2023.
- · White kitchen appliances (2019).
- Front-facing windows and primary bedroom windows replaced (2019).
- Forced air natural gas heating; furnace 2013, serviced in 2025
- · Roof replaced in 2010 with 30-year shingles.
- The property is within easy reach of conveniences such as Kars on the Rideau Public School, Baxter Conservation Area, the Rideau River, Kars boat launch, and a dock.
- Please note: The home does not include a water softener, air conditioning, or a dishwasher. The fireplace operates on propane; however, there is currently no propane tank in place. Natural gas is available in the home.
- · Estate sale, no warranties provided or implied.

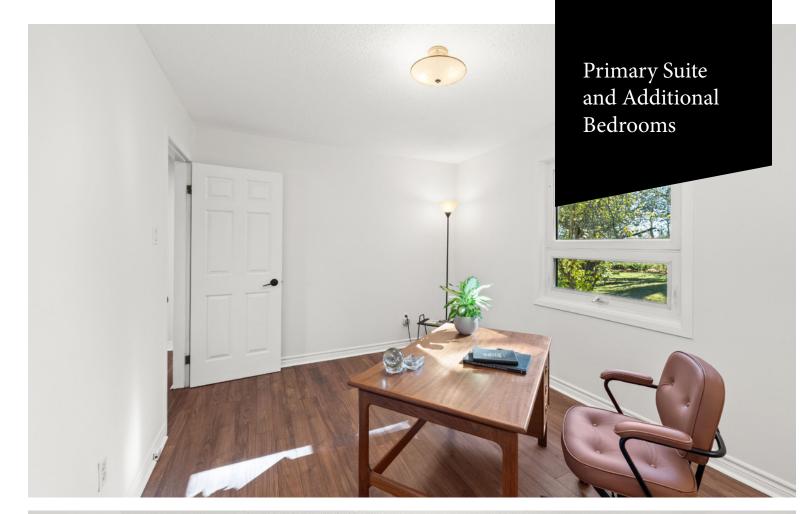


























Property Dimensions

Main Floor

Foyer 14'3" x 9'0"

Living Room 13'8" x 12'9"

Dining Room 13'5" x 11'9"

Kitchen 11'0" x 12'9"

Pantry 2'5" x 3'4"

Family Room 20'2" x 19'6"

Laundry 17'10" x 9'11"

Primary Bedroom 10'10" x 20'6"

W.I.C. 5'4" x 4'4"

Bathroom 8'10" x 5'6"

Bedroom 11'7" x 9'11"

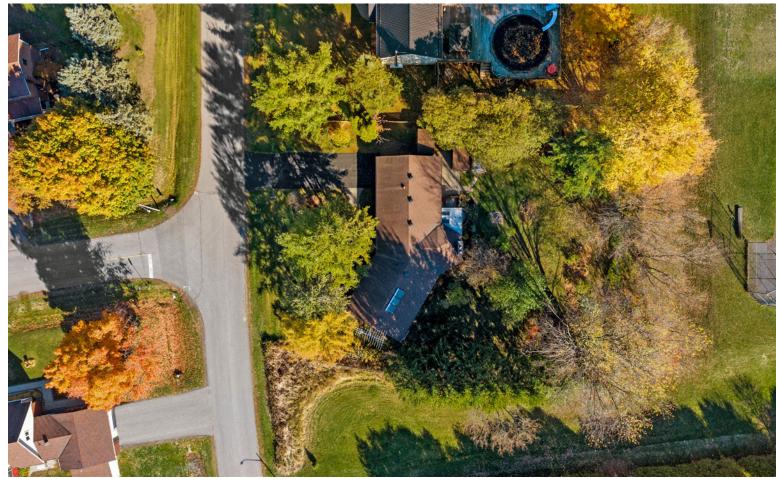
Bedroom 11'0" x 9'8"

Bedroom 13'2" x 9'7"

Bathroom 10'1" x 9'10"

Bathroom / WC 4'11" x 5'11"

Sunroom 13'1" x 10'9"







It's All In The Details

Bedrooms: 4

Bathrooms: 3

Property Type: Bungalow

Neighbourhood: Kars

Lot Size: 125.10 ft x 160 ft

(Irregular)

Taxes/Year: \$4,260.79 / 2025

Heating: Forced Air, Natural Gas

Inclusions:

Generac; Antenna; Garage remote control; fridge; stove; washer & dryer; living room shelving, 2 sheds, greenhouse, ride on mower, push mower, snow blower, solar panels (feeding hot water heater). Water fountain. Garden statues.

Workbench. Microwave.

All inclusions as is due to the

estate.

Exclusions:

Curtains and rod in nursery.

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.



P: 613-692-0606

E: info@ottawahomes.ca

ottawahomes.ca

