

FOR SALE



The Wright Team

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 six-sided 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.

Living Room and
Dining Room





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.

Kitchen, Family
Room and
Sunroom





Primary Suite
and Additional
Bedrooms





Bathrooms and
Exterior





Property Dimensions

Main Floor

Foyer 14'3" x 9'0"	W.I.C. 5'4" x 4'4"
Living Room 13'8" x 12'9"	Bathroom 8'10" x 5'6"
Dining Room 13'5" x 11'9"	Bedroom 11'7" x 9'11"
Kitchen 11'0" x 12'9"	Bedroom 11'0" x 9'8"
Pantry 2'5" x 3'4"	Bedroom 13'2" x 9'7"
Family Room 20'2" x 19'6"	Bathroom 10'1" x 9'10"
Laundry 17'10" x 9'11"	Bathroom / WC 4'11" x 5'11"
Primary Bedroom 10'10" x 20'6"	Sunroom 13'1" x 10'9"





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: 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.

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