

FOR SALE



The Wright Team

6Stonehaven.com

6 Stonehaven Way

3 BEDS | 2 BATHS



ARNPRIOR

Set in the Town of Arnprior, this inviting three-bedroom bungalow is conveniently located close to schools, nearby parks, shopping, and Highway 417.

A welcoming brick front façade introduces the home and leads into a bright, comfortable main level filled with natural light and a practical, well-planned layout. The living and dining area features hardwood flooring, a natural gas fireplace, pot lighting, an arched picture window, and cathedral ceilings that add openness and character to the space.

The eat-in kitchen highlights ample counter space, a peninsula, and a patio door off the breakfast area providing direct access to the backyard.

Three bedrooms and two full bathrooms are offered, including a primary bedroom with a private 3-piece ensuite. Laundry has been installed within the closet of one secondary bedroom, offering the convenience of main-floor living with the flexibility to restore the closet to its original use if desired.

Outside, the backyard extends the living space with a gazebo and decks, creating an ideal area to relax or host friends and family, with a serene backdrop.

Living Room,
Dining Area,
Kitchen and
Breakfast Nook





Key Updates & Points to Note

- 2026 washer installed.
- Pot lights added.
- Select light fixtures updated.
- Interior painted.
- Painted main bath.
- Stucco ceiling removed.
- Bedroom closets opened.
- Unfinished basement with rough-in for bathroom.



Primary Suite,
Ensuite and
Additional
Bedrooms





Property Dimensions

Main Floor

- Foyer: 7'4" x 11'11"
- Living Room: 11'9" x 14'0"
- Dining Area: 11'9" x 10'0"
- Kitchen: 10'7" x 10'8"
- Breakfast Nook: 10'7" x 6'9"
- Primary Bedroom: 14'1" x 17'5"
- Bathroom: 5'1" x 10'4"
- Bedroom: 14'1" x 9'4"
- Laundry: 3'0" x 5'9"
- Bedroom: 9'10" x 17'5"
- Bathroom: 8'4" x 5'9"





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: 3

Bathrooms: 2

Property Type: Bungalow

Neighbourhood: Arnprior

Lot Size: 49.21 ft x 100.46 ft.

Taxes/Year: \$4,756.18 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Gas Expense: \$45/month (summer), \$130/month (winter)

Approximate Hydro Expense: \$90-100/month (summer), \$75/month (winter)

Approximate Water Expense: \$65/month

Inclusions:

Dishwasher. Fridge. Stove.

Microwave vent. Washer. Dryer. Bathroom mirrors. All light fixtures. Blinds and rods. Gazebo.

Exclusions:

TV brackets & TV. Curtains. Deep freezer.

Rental Equipment:

Hot water tank. Approximately \$45 per month.

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, Annick Rocca, Andrea Kelly & Jennifer Taylor. "Realtor", "Broker"