

FOR SALE



The Wright Team

6Knotwood.com

6 Knotwood Court

🏠 4 BEDS | 🛁 3 BATHS



STONEBRIDGE

Set on a quiet cul-de-sac in the family-oriented community of Stonebridge, this beautifully maintained Monarch bungalow is ideally located close to the fairways of Stonebridge Golf Club, Stonebridge Trail, the Jock River and surrounding amenities.

A welcoming covered front porch, landscaped gardens and updated interlock stonework add to the home's inviting curb appeal. Inside, the main level features hardwood flooring and cathedral ceilings, creating an open and airy feel throughout the principal living spaces. The dining room provides a comfortable setting for gatherings, while the living room is highlighted by a natural gas fireplace and expansive windows that bring in an abundance of natural light.

Open to the breakfast and living areas, the kitchen features warm wood cabinetry, stainless steel appliances, a tiled backsplash and a generous peninsula with granite countertops and breakfast-bar seating.

The primary bedroom features a cathedral ceiling and a large arched window, along with French doors opening directly to the backyard deck. A spacious walk-in closet with custom built-ins and an updated ensuite with dual sinks and a walk-in shower complete the space. Two additional bedrooms and a full bathroom are also located on the main level.

The lower level, finished by the builder at the time of construction, offers an impressive amount of additional living space, with a large recreation area, an additional bedroom and a full bathroom.

Outside, the spacious deck offers plenty of room for dining and relaxing, with a covered gazebo and hot tub. Mature landscaping, established gardens and interlock pathways surround the outdoor space, creating an inviting backyard setting.

Foyer, Dining
Area and Living
Room



Key Updates & Points to Note

- Monarch-built bungalow.
- Cathedral ceilings featured.
- Natural gas fireplace in the living room.
- Primary bedroom with cathedral ceiling and direct access to the backyard deck.
- Custom built-ins in the primary bedroom walk-in closet.
- Main floor laundry room.
- Attached two-car garage.
- Basement finished by the home builder at the time of construction.
- Hot tub included in as-is condition and currently operational.
- Front interlock stonework updated (2023).
- Furnace and central air conditioning (2018).
- Primary ensuite updated with a walk-in shower (2018).
- Main level toilets (2016).
- Gazebo (2014).
- Roof shingles (2013).



Kitchen,
Breakfast Nook,
and Bedroom /
Office





Primary Suite,
Ensuite and
Additional
Bedrooms





Recreation
Rooms and
Exterior





Property Dimensions

Main Floor

Foyer 12'5" x 13'3"
 Living Room 13'7" x 17'10"
 Dining Area 24'3" x 18'3"
 Kitchen 12'3" x 13'8"
 Breakfast Nook 12'3" x 8'3"
 Bedroom / Office 14'5" x 12'5"

Primary Bedroom 12'9" x 16'11"
 W.I.C. 5'10" x 10'11"
 Primary Bathroom 6'6" x 18'1"
 Bedroom 12'2" x 12'3"
 Bathroom 6'5" x 8'1"
 Laundry 6'1" x 8'4"

Lower Level

Recreation Room 29'10" x 17'10"
 Recreation Room 18'6" x 25'9"

Bedroom 12'11" x 16'0"
 Bathroom 8'8" x 5'2"





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: Stonebridge

Lot Size: 66.18 ft x 118.05 ft (Irregular)

Taxes/Year: \$8,092.89 / 2026

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$140 per month.

Approximate Gas Expense: \$110 per month.

Approximate Water Expense: \$60 per month.

Inclusions:

All light fixtures, all blinds, refrigerator/freezer, stove, hood fan, dishwasher, microwave,

washer, dryer, automatic garage door opener and remote, hot tub (as is), ceiling fans, freezer in basement, alarm system. Gazebo.

Exclusions:

None.

Rental Equipment:

Hot water tank, Reliance, \$36+tax monthly. Alarm system monitoring, Henderson Security.

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"