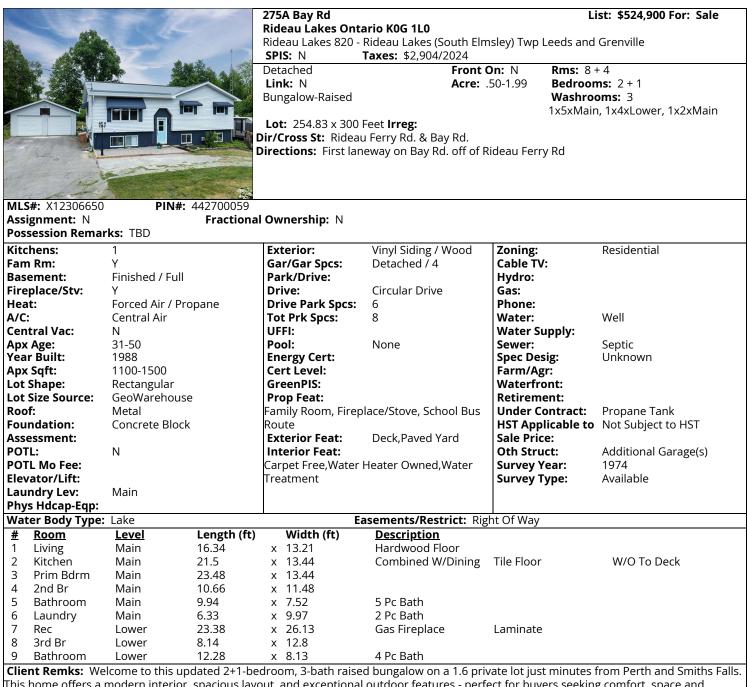
RIDEAU REALTY LIMITED, BROKERAGE



This home offers a modern interior, spacious layout, and exceptional outdoor features - perfect for buyers seeking comfort, space and convenience. The main floor features an open-concept living space and a fully renovated kitchen (2024) complete with stone countertops and backsplash, stainless steel appliances, and stylish tile flooring. Additional recent upgrades include basement flooring (2025), updated trim and doors, fresh paint and modern lighting. The lower level boasts a large rec room with a new propane fireplace (2024) and includes an additional bedroom and bathroom. Step outside to enjoy the large back deck overlooking your peaceful, tree-lined property. Bonus features include: New metal roof (back garage 2024, front garage and house 2025); New water filtration system (2025); Oversized detached 4-car garage insulated, propane-heated, and ideal for hobbyists; Detached 2-car garage great for vehicles, equipment and additional storage; RV pad with plug-in (2024) perfect for guests or outdoor enthusiasts; Efficient propane furnace and central air; Newer washer, dryer, standing freezer and basement fridge; and Fibre high speed internet. Located a short drive from all amenities, this well-maintained home offers the perfect blend of modern living and peaceful country living. Delivering unbeatable value for space, location, and extensive upgrades this home is priced to sell. Book your showing today!

**Inclusions:** Washer, dryer, stove, dishwasher, fridge, microwave, standing freezer, white fridge in basement **Listing Contracted With:** <u>RIDEAU REALTY LIMITED</u> **Ph:** 613-272-5000