



180 Country Meadow Drive



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REAL ESTATE TEAM

# This is country living at its finest!

Set on a private two acres in the up and coming Country Meadow Estates, this beautiful family home offers a modern and trendy design while encompassing all of the 'perks' of country living. Custom built in 2019, this home is exceptional in its quality, style and design. The layout of this home is extremely well-designed and offers large entertaining rooms on the main level and features maple hardwood flooring throughout, pot lighting and modern fixtures as well as large windows to allow in warm natural sunlight. The modern gourmet kitchen is sure to please with sleek granite counters, high-end stainless appliances, crisp white 'soft close' cabinetry as well as a convenient butler and walk-in pantry for optimal storage and convenience. The open concept family room is the perfect setting to spend quality time with family and friends by the inviting fireplace. You will also find a spacious den on the main level, a fantastic multi-purpose work space. Venture up the hardwood staircase where you will be impressed by the amount of living space and natural sunlight through radiates throughout this level. The oversized master retreat features a spa-inspired ensuite bath with double-sided gas fireplace, large soaker tub, beautiful tile work and modern lighting. Each bedroom has access to a full bath and has ample closet space. The laundry room is also conveniently located in the upper hallway. The lower level is currently unfinished offering the opportunity to finish to your specifications. The opportunities are endless in the spacious back yard; imagine a future swimming pool, gardens, patios and much more! This is an incredible opportunity to enjoy the benefits of new home construction ... without the wait. Your dream home awaits!







## MAIN LEVEL

Foyer (tiled area):	7' x 5' 10"
Living/Dining:	21' x 11'
Kitchen:	15' 10" x 10' 5"
Walk-in Pantry:	4' 11" x 4' 10"
Eating Area:	9' 11" x 8' 6"
Family Room:	16' 6" x 15' 7"
Den:	10' 6" x 8' 10"
Powder Room:	5' 11" x 4' 11"

## UPPER LEVEL

Master Bedroom:	18' 2" x 17' 5"
Walk-in Closet:	11' x 3' 5"
Master Ensuite:	12' 9" x 11' 2"
Bedroom:	19' 3" x 17' 4"
Walk-in Closet:	9' 5" x 4' 6"
Ensuite Bath:	9' 1" x 5' 6"
Bedroom:	17' x 12' 7"
Walk-in Closet:	6' 1" x 4' 6"
Bedroom:	13' 10" x 12' 1"
Jack & Jill Bath:	8' 6" x 6' 9"
Laundry:	6' 11" x 4' 11"
Garage:	28' 4" x 19' 8"

**Schools close by:** Huntley Centennial PS, W. Erskine Johnston PS, St. Michael (Corkery) School, West Carleton SS, All Saints High School

## Features:

- Designed to have a Southern/Northern orientation. Heating costs are minimal when the sun is out in Winter. Minimal sun penetration in Summer.
- Insulated and heated garage
- Raised house above water table
- 10" foundation walls
- Insulated structural sheathing (foam and OSB)
- Insulated basement 1.5" spray foam + Rockwool insulation

## DETAILS

PIN #:	045430569
Taxes:	To Be Assessed
Possession:	To Be Arranged
Acreage:	2
Lot Size:	198.85 x 399.61 irr.
Bedrooms:	4
Bathrooms:	3.5
Builder:	Custom
Square Footage:	Approx. 3,300
Built:	2019
Style:	Detached, 2-storey
Rental Equipment:	3x propane tank
Heating:	Forced Air, Propane
Cooling:	Central Air
Exterior:	Brick, Stone, Steel
Fireplace:	2x gas

**Inclusions:** fridge/freezer, gas stove, dishwasher, hood fan, washer, dryer, gas hook up for stove and BBQ, window blinds, rods, TV bracket in family room, all light fixtures, auto garage door opener with keypad, water softener, water line to fridge, A/C, HRV, tankless hot water tank, 200 amp service, home theatre rough-in wiring, rough-in wiring for alarm system, rough-in 3-piece plumbing, electric heater in garage, OXI-F filtration system (to remove any sulphur, odor or iron from water)

**Exclusions:** drapes, second fridge, TV in family room, all decorative items, clock on wall by staircase

- 3M all weather flashing tape used on all seams between OSB panels (impedes air penetration)
- Maple hardwood flooring throughout
- Custom soft closing kitchen cabinetry
- Smooth ceilings, large windows for optimal natural light
- Modern, sleek design throughout
- Less than 1km to highway access and only 25 minutes to Downtown Ottawa

Visit [www.christinehauschild.com](http://www.christinehauschild.com) for additional photos & video tour.

## Christine Hauschild, Sales Representative

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