



3364 Torbolton Ridge Road



CHRISTINE HAUSCHILD  
REAL ESTATE TEAM

Welcome to 3364 Torbolton Ridge Road; a picturesque and natural setting with a wandering creek, perennial gardens and your own mature forest right outside your door. Set on just under 2 acres, this sprawling high-ranch brick bungalow provides approximately 2,700 sq.ft. of living space on the main level plus a finished lower level. As you walk through double French doors into the brightly lit formal living room, a floor to cathedral ceiling fieldstone fireplace captures your attention. For gatherings of family and friends, the dining room which easily seats 10, also with French doors, overlooks the welcoming forest. In the spacious kitchen, a cedar cathedral ceiling with two skylights provides an abundance of natural light and the floor to ceiling brick accent wall frames a charming dining nook area. A bricked-in wood stove in the family room creates a warm and cozy ambiance and a large adjoining sunlit room, with two more skylights and windows on two sides, provides abundant space for a home office, study, music room, library, etc. The oversized master bedroom with large windows facing your private forest provides a relaxing retreat and the romantic floor to ceiling brick fireplace completes the perfect picture. There is also a big ensuite bathroom and walk-in closet. Two additional upper level bedrooms sharing their own bathroom, also have beautiful views of the surrounding tranquil setting. On the lower level, adjacent to a three piece bathroom, natural light streams into the large fourth bedroom. An oversized multi-purpose room, which is embellished with barn board and fieldstone, boasts a second wood stove. There is also a laundry room, an abundance of storage space, and a workshop in the utility room with walkout stairs to the yard. Enjoy a quiet morning coffee on the multi-tiered deck, a walk or cross-country ski on the trails, or an evening bonfire under the stars. There is no doubt that this meticulously maintained home and property will fulfill your country living dreams!







Extraordinary in all seasons



## MAIN LEVEL

Foyer:	7' 10" x 5' 6"
Living Room:	19' 3" x 14' 10"
Dining Room:	14' 11" x 10' 11"
Eat-in Kitchen:	18' 1" x 14' 3"
Family Room:	19' 2" x 18' 1"
Den:	14' 10" x 14' 2"
Master Bedroom:	19' 2" x 16' 11"
Walk-in Closet:	8' x 6' 5"
Master Ensuite:	9' 7" x 8'
Bedroom:	12' 11" x 12' 1"
Bedroom:	13' 2" x 8' 5"
Main Bath:	8' x 7' 10"

## LOWER LEVEL

Games Area:	28' 3" x 15' 7"
Recreation Room:	28' 3" x 15' 7"
Bedroom:	18' 5" x 15'
3 Piece Bath:	10' x 5'
Laundry:	21' 2" x 8' 6"
Utility/Storage:	49' 2" x 18' 1"
Workshop:	15' 7" x 15' 3"
Crawl Storage:	10' 6" x 6' 5"

## Updates

**2019** - NEW eavestrough to be installed Spring

**2018** - new water system

**2017** - rental hot water tank, new fiberglass oil tank, main line from septic replaced

**2016** - garage roof

**2012/2013** - kitchen and studio flooring

**2012** - central air conditioner, carpet throughout, upper and lower foyer tile flooring

**2009** - tile flooring in bathrooms

**2007** - roof

## DETAILS

Taxes:	\$3,836.58/2018
Acreage:	1.86
Lot Size:	264.57 x 295.34
Bedrooms:	3+1
Bathrooms:	3
Built:	1987
Style:	Detached, hi-ranch
Possession:	To be arranged
Rental Equipment:	Hot water tank
Heating:	Forced air, propane *
Cooling:	Central air
Exterior:	Brick, vinyl
Fireplace:	2x wood burning, 2x wood stove

**Inclusions:** fridge, wall oven, cook top, dishwasher, chest freezer, washer, dryer, 2nd fridge on lower level, all light fixtures, all ceiling fans, valances, central air conditioner, 200 amp service, fixed shelving in bedrooms, work bench, zero gravity pump, Sears lawn tractor and cart as-is

**Exclusions:** bell hanging in kitchen, mirror in kitchen

\* **Note:** NEW propane furnace (to be installed prior to closing)

**Schools close by:** Stonecrest Elementary School, West Carleton Secondary School, St. Isidore Catholic School, All Saints High School

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

## Christine Hauschild, Sales Representative

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