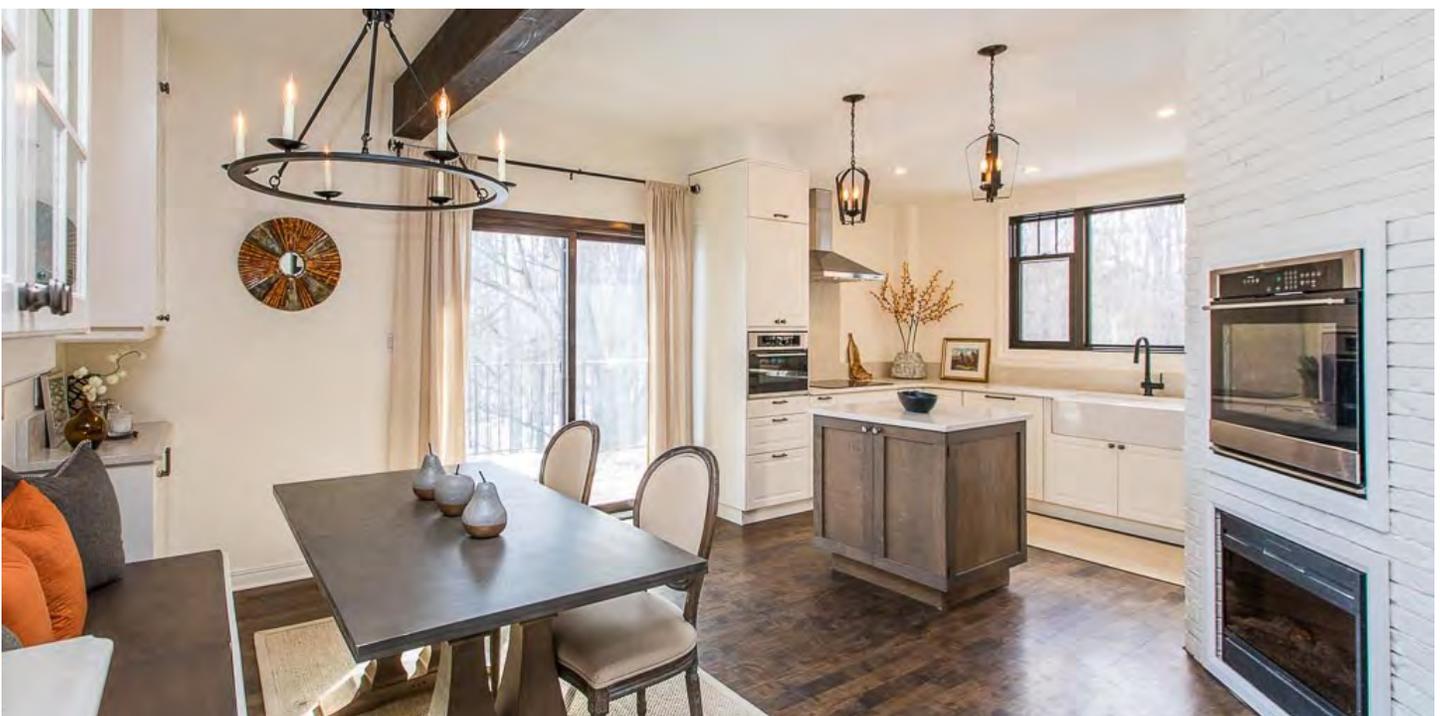


3486 Torbolton Ridge Road



CHRISTINE HAUSCHILD  
REAL ESTATE TEAM

Nestled on an astounding 19-acres, in a peaceful and private rural setting; this is the lifestyle home you've been searching for. Warmly referred to as the 'Castle on the hill' by local residents, this exceptional family home offers pleasing architectural design elements, whimsy and character at every turn. From the moment you walk into the foyer, you will be in awe by the space and functionality this home has to offer. The main floor den is nicely situated off of the foyer offering a quiet working space with picturesque views. Up a few stairs, you will find yourself in the formal dining area which includes access to a balcony; the perfect space to entertain. The kitchen is the ideal combination of modern contemporary meets 'farmhouse' and beautifully compliments the interior design elements throughout. Enjoy the luxury of modern stainless appliances, large farmhouse sink, sleek quartz counters and decorative pendant lighting. The great room lives up to the name with barn beam detail, wood-burning fireplace, brick and stone accent walls and a unique bar feature; great for entertaining family and friends. On the upper level, you will find more interesting spaces which include the library, spacious master bedroom with spa-inspired ensuite as well as three additional bedrooms. Many rooms offer access to a balcony which beautifully extends your living space and connection to the outdoors. The lower level is partially finished to offer a multi-purpose recreation room, great storage space and easy access to the two attached garages. This extraordinary property allows the rare opportunity to enjoy your own private 19 acres! There are incredible walking trails, maple trees (tapped for syrup!) detached garage and workshop plus all of the benefits of being surrounded by a beautiful natural setting. An easy commute to Kanata North and convenient amenities; this wonderful lifestyle home awaits!







## MAIN LEVEL

Foyer:	10' 9" x 9' 1"
Den:	10' 5" x 10' 5"
Dining Room:	15' 11" x 12' 2"
Great Room:	23' 10" x 14' 1"
Kitchen:	13' 8" x 9' 4"
Eating Area:	13' 8" x 11' 6"
Powder Room:	6' 9" x 6' 4"
Bedroom (Gym):	12' 4" x 10' 11"

## UPPER LEVEL

Master Bedroom:	19' 8" x 12' 1"
Master Ensuite:	13' 8" x 7' 11"
Bedroom:	14' 11" x 12' 3"
Bedroom:	14' 6" x 10' 11"
Bedroom:	13' 2" x 11'
Main Bath:	8' 4" x 5' 5"
Water Closet:	8' 4" x 6' 10"
Library:	11' x 10' 5"

## LOWER LEVEL

Recreation Room:	17' 8" x 11' 3"
Storage/Utility:	10' 1" x 9' 11"
Storage:	20' 3" x 10' 4" (irregular)
Garage:	24' 1" x 13'
Garage:	24' 1" x 11' 8"

## UPDATES

**2019** - master ensuite, main floor bathroom, foyer tile flooring, stair railings, interior doors (11x) , all bedroom entrance doors (5x), all bathroom doors (4x) , foyer closet door (1x), basement entrance door (1x)

**2018** - kitchen: floors (brand new, not refinished), countertops, light fixtures, all appliances, window (1x), cabinets, dining room and hallway floors (new, not refinished)

**December 2016** - furnace, central A/C

**2015** - roof

**2009** - 4x windows, 3x doors replaced

## DETAILS

Taxes:	\$4,734.99/2018
Acreage:	Approx. 19
Lot Size:	Irregular
Bedrooms:	5
Bathrooms:	3
Built:	Approx. 1977
Style:	Detached, 2-storey
Possession Date:	TBA
Heating:	Forced air, propane
Cooling:	Central air
Exterior:	Brick, stucco
Fireplace:	2x wood

**Inclusions:** fridge, wall oven, cook top, dishwasher, hood fan, built-in microwave, chest freezer, washer, (gas) dryer, gas hook-up for dryer, gas hook-up for BBQ, 2x auto garage door openers with remotes and 1x keypad, jetted tub, rods, central vacuum with powerhead, water softener, reverse osmosis to kitchen fridge, central air conditioner, 400 amp service, humidifier, all light fixtures, ceiling fan as is, 2x wall mount TV brackets, John Deere tractor and trailer, snow blower as is (never used by current owners)

**Exclusions:** all drapes, 2x TV

**Rental Equipment:** 1x propane tank, hot water tank

**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

Royal LePage Team Realty Christine Hauschild  
[www.christinehauschild.com](http://www.christinehauschild.com)

613-592-0062

[info@christinehauschild.com](mailto:info@christinehauschild.com)

