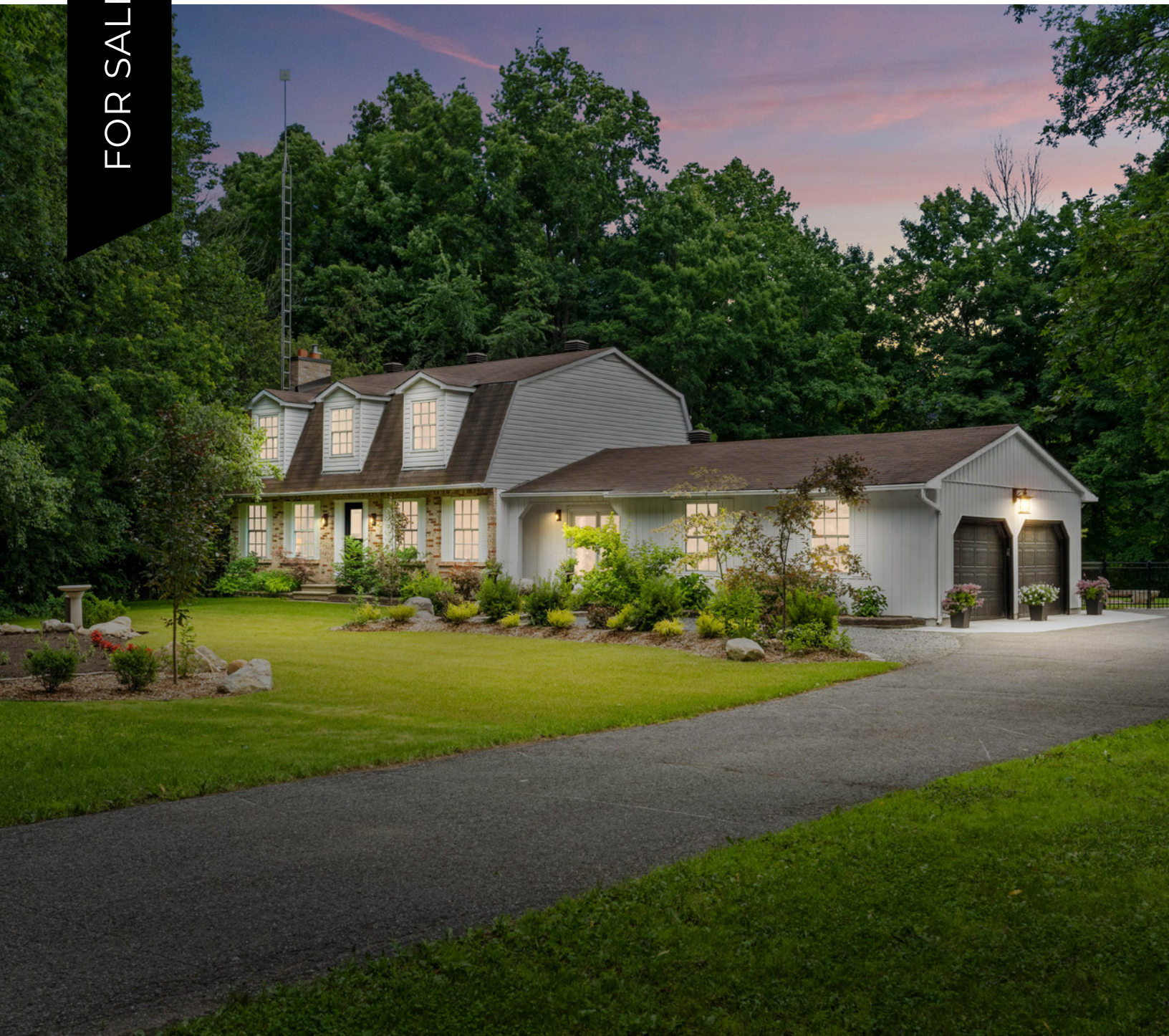


FOR SALE



The Wright Team

5572FourthLine.com

5572 Fourth Line Road

🏠 3 BEDS | 🚿 3 BATHS



NORTH GOWER

Experience the country living dream! Nestled on just over 12 acres of beautiful landscape with a canopy of majestic trees to provide privacy. This exceptional family estate has been completely updated and offers the perfect blend of elegance, quality, and small-town charm. From the first steps inside you are greeted with a warm, inviting atmosphere that resonates throughout. Matched with extreme energy-efficient features, highlights include custom finishes, timeless mouldings, feature lighting, neutral tones, wide plank engineered hardwood flooring, and two fireplaces.

The kitchen is a chef's delight boasting a stylish modern design, open shelving and closed cabinets, stainless steel appliances, quartz countertops, and a centre island that anchors the space. There is also a family room with an access point to the screened-in porch that looks onto the serene backyard.

Upstairs, a renovated layout is introduced that incorporates a beautiful primary suite with a spacious dressing room, and a luxurious ensuite. Two secondary bedrooms and a full bathroom are featured on the second level, with a recreation room provided on the lower level.

Outside, immerse yourself in the natural landscape that is complete with a deck, firepit, and surrounding trails. Conveniently located only moments from the Highway 416 corridor and Manotick village, this fabulous property offers an easy commute to an array of amenities.

Foyer, Living Room, Dining Room and Kitchen





Updates & Points to Note

- Wide plank engineered hardwood is featured in the home, with luxury vinyl flooring on the lower level.
- The property is fenced, and encircled with maple, poplar, birch, and cedar trees. Hiking trails are located throughout the back. A newer back deck is featured. The exterior also features a woodshed, and a large parking pad/gravel turnaround space.
- Attached, two-car garage with interior access from the main level of the home, and from the workshop on the lower level.
- Two fireplaces – an electric fireplace and an Osborn wood stove. The Fireplace was last swept, and the liner inspected in the fall of 2023.
- Heating - (2022) Closed vertical loop geothermal system.
- Geothermal also pre-heats potable hot water for low utility bills.
- 2022 HRV ventilation unit – venting for all bathrooms and the kitchen area.
- Plumbing is ABS waste lines and all PEX feed lines (2022).
- Electrical – 200-Amp house panel with an underground street feed, 40-Amp panel in the outbuilding/shop.
- Water Treatment: Softener, iron and sulphur filter, reverse osmosis.

Updates & Points to Note (continued)

- Blown-in attic insulation, two feet.
- Recent updates from the current homeowners include:
 - Softener iron and sulphur filter, and pressure tank.
 - Electric fireplace.
 - Lighting throughout.
 - Flooring throughout.
 - Reverse osmosis.
 - Geothermal Heating/Cooling.
 - Basement re-finished.
 - Bathrooms.
 - Primary bedroom reconfiguration to include a large dressing room and an ensuite.
 - Fridge, dishwasher, and microwave brand new in 2024; stove purchased in 2021.
 - Screened porch.
 - Deck.
 - Cosmetic upgrades.





Family Room,
Primary Suite &
Ensuite





Additional
Bedrooms and
Recreation Room





Property Dimensions

Main Floor

- Foyer: 8'0" x 19'9"
- Living Room: 14'3" x 19'9"
- Family Room: 14'8" x 13'2"
- Screened Porch: 24'2" x 12'2"
- Kitchen: 14'5" x 17'1"
- Dining Room: 12'6" x 9'10"
- Bath: 4'7" x 6'11"

Second Level

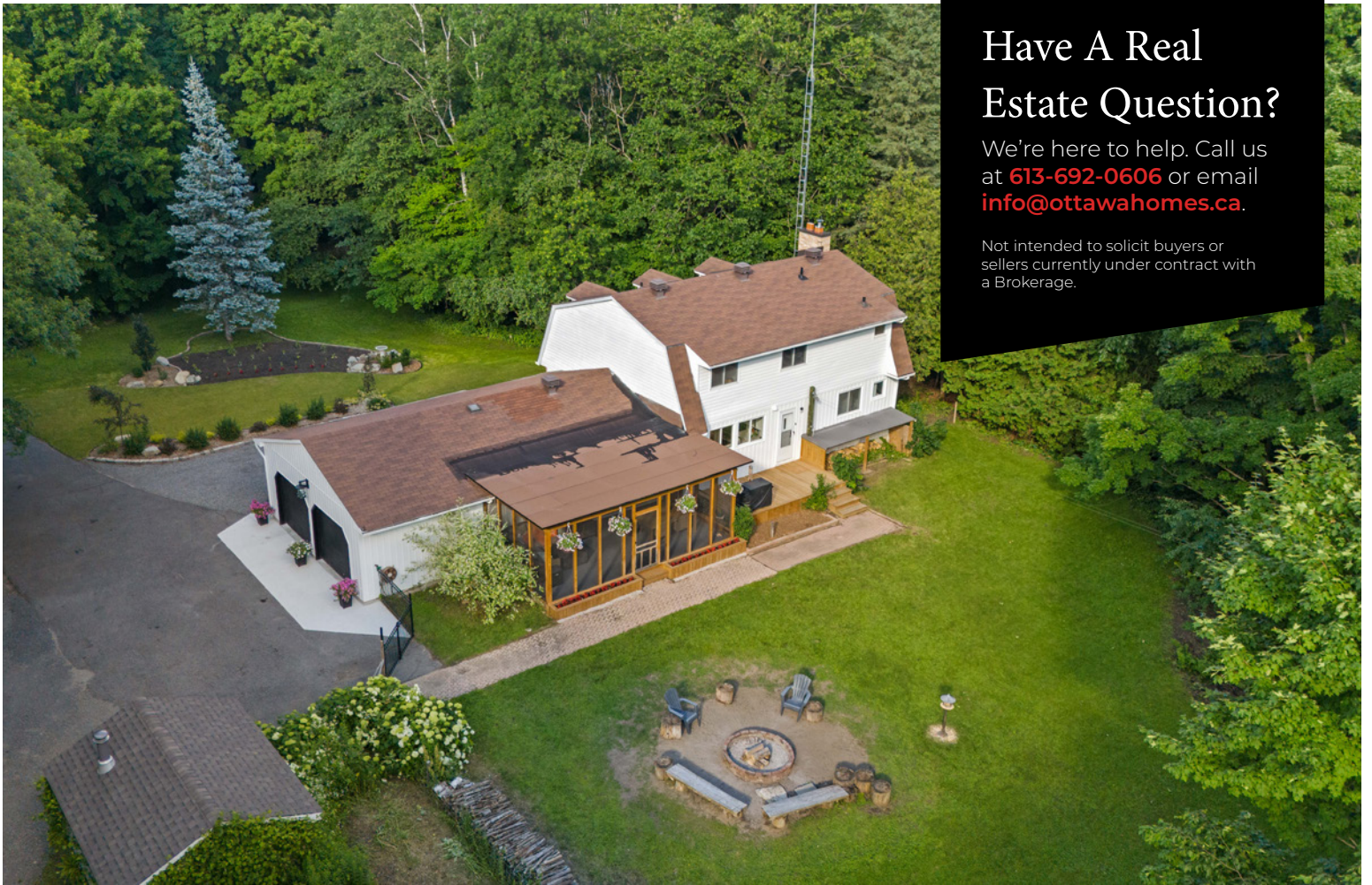
- Primary Bedroom: 14'3" x 17'10"
- Dressing Room/Walk-in Closet: 12'4" x 9'10"
- Bath/Ensuite: 13'3" x 9'3"
- Bedroom: 9'1" x 13'3"
- Bedroom: 11'4" x 13'4"
- Bath: 5'1" x 5'5" / 9'1" x 7'7"

Lower Level

- Recreation Room: 22'7" x 24'10"
- Laundry: 7'9" x 7'6"
- Storage: 18'5" x 15'2"

- Storage: 13'11" x 18'11"
- Electrical: 13'7" x 9'4"





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: 3

Bathrooms: 3

Property Type: Two-Storey

Neighbourhood: North Gower

Lot Size: 234.78 ft x 2,387.09 ft (Irregular) - 12.381 Acres

Taxes/Year: \$4,954.18 / 2024

Year Built: 1973 / Approximately

Heating/Cooling System:

Closed loop geothermal - glycol, separate wells serve geothermal.

Two 400Ft wells that serve the Geothermal system are in the front yard.

Utilities:

Approximate Hydro Expense: \$193.94 per month.

Inclusions:

Basement shelving. Microwave hood fan. Double oven.

Dishwasher. Fridge. Beverage fridge in the living room. Washer and dryer. Ceiling fan and blinds in the screened porch. Garage door openers. Softener, iron and sulphur filter. All light fixtures. All window coverings.

Exclusions:

None

Rental Equipment:

None

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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