



# 119 Scotch Pine Grove

Dunrobin



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Quality Custom Executive home on a beautiful premium 2.15 acre lot with mature trees. Quiet private location in an exclusive rural development near the Ottawa river. Front veranda welcomes you into the open concept main level featuring a spacious kitchen with an abundance of hardwood cabinets, walk-in pantry, extensive granite countertops, island/breakfast counter & stainless steel appliances. Sun-filled dining area with patio doors to expansive rear deck, pool & hot tub. Sunken family room with wood burning stone fireplace, rich hardwood floors & tranquil views through the large picture window. Den/office with hardwood floors, main floor laundry/mud room, 2 pc washroom. 4 spacious bedrooms with bright windows, primary bedroom with picture windows has luxurious 5 pc ensuite. with deep soaker tub & separate shower. The full basement with a separate entrance is ready for your finishing. Oversized attached 3 car garage with loft and basement entrance. Ideally located in Culzean Heights with private tennis court. Parks, trails, beaches nearby & 10 minutes to Kanata.



## PROPERTY FEATURES

- Custom built, executive home
- 4 beds, 3 baths
- Located in exclusive rural development near Ottawa River
- Main floor den/office
- Culinary kitchen
- Primary bedroom with luxury ensuite
- Full unfinished basement with separate entrance
- Small annual association fee \$50 - shared tennis court maintenance
- Taxes: \$5673.32 2023
- Avg Yearly Utilities:  
Hydro: \$1500  
Heat/Hot Water: \$2750

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## Property Inclusions:

- Fridge
- Stove
- Hood Fan
- Dishwasher
- Microwave
- Washer & Dryer
- Window Coverings
- Central vac & attachments
- Hot Tub
- Above Ground Pool
- Pool & Spa equipment & chemicals
- Hot water Tank
- Central Air
- Air exchanger
- Humidifier
- DSC Security System
- Split wood for fireplace



## Room Dimensions:

### Main Level:

- Foyer 12'2" x 11'10"
- Living Room 17'5" x 15'0"
- Dining Room 18'0" x 12'10"
- Kitchen 15'0" x 12'3"
- Den 12'2" x 11'8"
- Mudroom 25'8" x 4'5"
- Laundry 12'3" x 6'11"
- 2pc Bath 5'10" x 5'0"

### 2nd Level:

- Primary Bedroom 18'1" x 14'11"
- 5pc Ensuite 12'9" x 8'7"
- Walk-in Closet 9'4" x 5'3"
- Bedroom 12'3" x 12'0"
- Bedroom 11'9" x 9'4"
- Bedroom 15'1" x 11'2"
- Full Bath 7'9" x 7'6"

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## **119 SCOTCH PINE RECENT UPDATES:**

- New Oil Tank (Double Walled) - 2018
- Windows & Patio Doors (excluding 2 windows) - 2020
- New Roof - 2020
- New Kitchen Granite Counters - 2020
- New Stainless Steel Appliances
- Kitchen Plumbing Fixtures - 2020
- Chimney Updated (Top & Cap) - 2023
- New Hardwood in Family Room (Maple) - 2023
- Pool Liner Upgraded - 2023

## **FEATURES:**

- Hot water tank (oil) - owned
- Stone wood burning fireplace in family room with heatilator
- Large picture windows
- 3 car garage with 2 auto garage door openers
- Direct access to basement
- Above ground pool with new liner
- HRV
- Gravity drainage/house built on bedrock
- Interior repainted
- Main floor den/office
- Basement partially finished/exterior walls only

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## About the area:

- Park like setting
- Access to tennis court
- Cross-country ski from backyard
- Deer and wildlife
- Pool and hot tub
- Horseback riding stables and riding ring a short walk on Greenland
- Road and trail biking close by
- Eagle Creek golf course with pub and restaurant, ski trails and snowshoeing in winter
- Edgewood Links Golf Course

## Water access and sports on 6th Line Road:

- Sailing Club
- Canoe Club
- Y camp - trails and local park
- Pinneys Point - dock and rock beach

## Ottawa River Access beaches:

- Beach at the foot of Thomas Dolan
- Marina at the foot of Vance Rd
- Baskins Beach
- Constance Bay Beach with winter skateway and hockey rink
- All good to launch canoe, kayak, wind surfer

## Hiking:

- Carp Ridge Trails
- Y camp and park trails
- Constance Bay Trails
- Fitzroy Provincial Park

## Other:

- Dunrobin Community Centre with outdoor hockey rink
- Constance Bay Community Centre, Library and Theatre Group



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## Floorplans: Main Floor



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## Floorplans: 2nd Floor



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