



116 Robertlee Drive

Carp



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Rambling 3+1 bedroom, 4 bathroom brick bungalow nestled upon a premium sized fenced private lot with an in-ground pool and located adjacent to a quiet park. The traditional floor plan includes a sun filled updated kitchen with stainless steel appliances, a grand dining room with massive picture window, rich hardwood floors and cozy fireplace in the family room with patio doors leading to the rear deck and pool in the private backyard. Primary bedroom with ensuite, walk-in closet. Finished basement with rec room, den, additional bedroom plus 3pc bathroom. Oversized two car garage. Several recent improvements and updates have been completed in this lovingly cared for sun-filled home. Located along a quiet tree lined street within walking distance to all the amenities within the friendly quaint village of Carp.



PROPERTY FEATURES

- Rambling 3+1 bedroom, 4 bathroom brick bungalow
- Situated on a premium-sized, fenced, private lot located next to quiet park
- Traditional floor plan with updated, sun-filled kitchen
- Family room features rich hardwood floors, cozy fireplace, patio doors leading to rear deck and pool
- Finished basement includes: Recreation room, Den, Additional bedroom & 3-piece bathroom
- Oversized two-car garage
- Numerous recent updates and improvements



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Property Inclusions:

- Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Drapes, Hot Water Tank, Auto Garage Door Opener, Inground pool & Equipment.

Average Monthly Utilities:

Hydro \$128; Gas \$137; Water \$98.

Property Taxes: \$4338.78 2024



Room Dimensions:

Main Level:

- Living Room 16.46' x 12.99'
- Dining Room 9.97' x 9.97'
- Kitchen 13.97' x 10.49'
- Eating Area 10.40' x 9.41'
- Family Room 16.56' x 11.58'
- 2pc Bathroom

- Primary Bedroom 12.56' x 12.30'
- 3pc Ensuite
- Bedroom 12.89' x 12.23'
- Bedroom 10.56' x 9.48'
- 4pc Bathroom

Basement:

- Rec Room 22.30' x 18.07'
- Bedroom 11.31' x 9.74'
- 3pc Bathroom
- Laundry
- Storage



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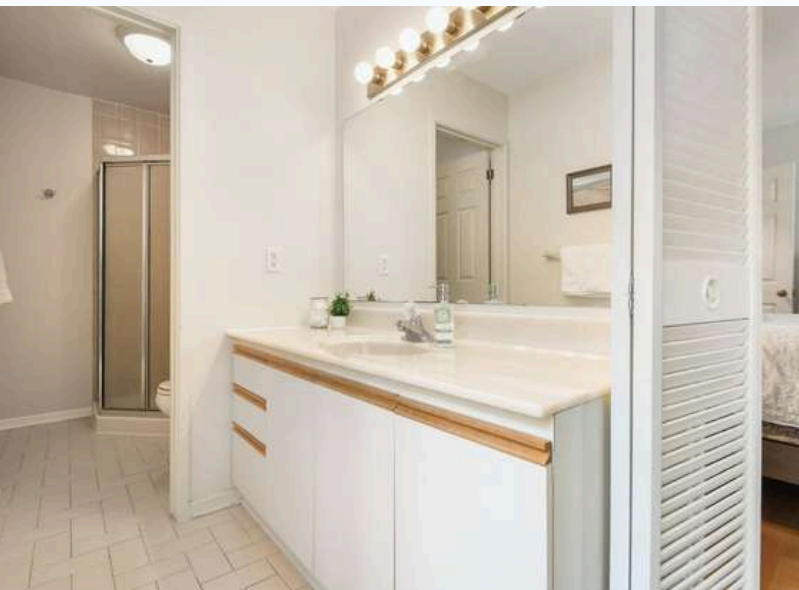


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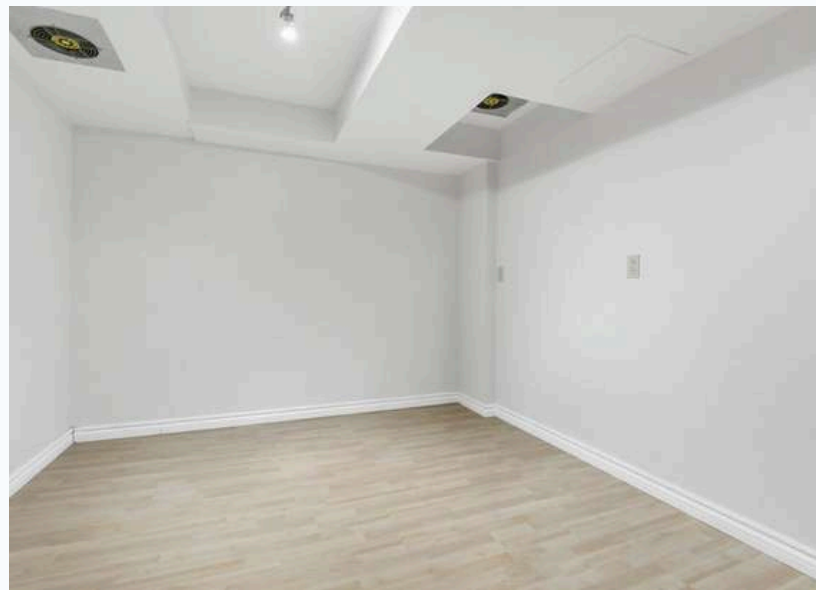
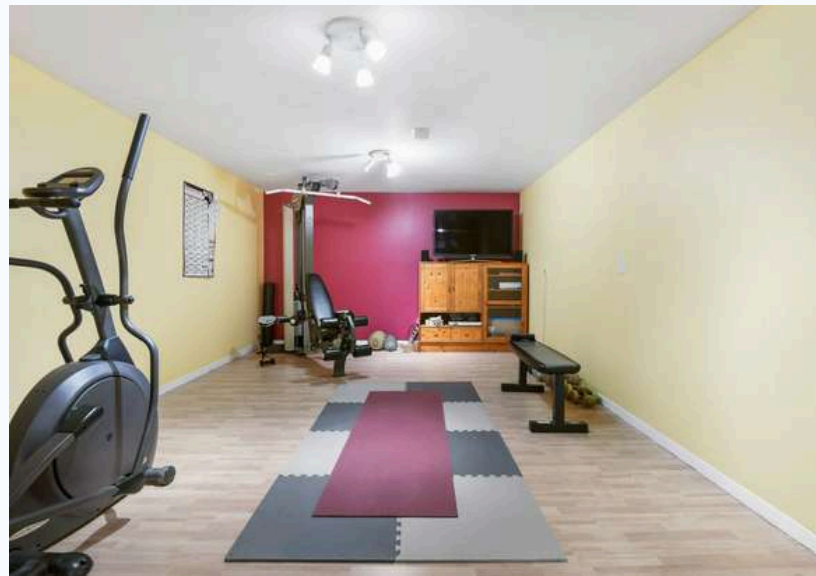


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UPGRADES & FEATURES

- New Front Door (April 2025 - 25 year warranty)
- Samsung 6.3 cu. ft. Freestanding Electric Range with Convection Oven and Air Fry in Fingerprint Resistant Stainless Steel (July 2024)
- LG 5.8 Cu. Ft. High Efficiency Front Load Steam Washer (WM6500HBA) - Black Steel & LG 7.4 Cu. Ft. Electric Steam Dryer (DLEX6500B) - Black Steel (October 2024)
- Bosch dishwasher (June 2022)
- Replacement of 3 basement windows and patio door (September 2024)
- Hot Water Tank - Rheem Performance 50 gal 36000 btu power vent High Efficiency (June 2023)
- Lennox Elite EL297UHV Series Furnace - High-efficiency, variable speed gas furnace (February 2024 - 10 year warranty)
- Roof shingles replaced(2014) GAF 50 year warranty can be transferred to purchaser

Pool Upgrades:

- Pentair sand dollar filter 24" w/1.5 MPV (April 2024)
- Raypak Digital 266,000 BTU Electronic Natural Gas Swimming Pool Heater (June 2023)
- Hayward Super pump 700 variable speed (June 2023)

Special Features:

- Natural oak hardwood or ceramic floors throughout main floor
- Wood burning fireplace
- Central Air
- Hot Water Tank - Owned
- Salt Water Softener
- 2-car attached garage plus auto garage door opener
- Heated salt water in ground swimming pool 16 by 32 by approx 5 ft deep
- Cedar deck 15 x 24 ft
- Interlocking paving stone patio 20 x 14 ft
- Wired pool shed/cabana 19 x 10 ft (approx)
- Mature trees

Presented By:



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