



# 4088 Carp Road

Carp



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Nestled high upon 5.7 acres on the protected Carp Ridge, offering spectacular panoramic views of the Carp River Valley, KIN Vineyards and magical sunsets, you will find this Quality Custom built bungalow with a finished walkout basement with radiant in-floor heating, an attached heated 3 car garage with finished loft above and a detached 2 car garage. Soaring ceilings stretch skyward across the expanse of the sun-filled open concept main level that features massive windows offering tranquil views. The scrumptious culinary kitchen with rambling quartzite counters, quality cabinetry, large island with breakfast counter & stainless steel appliances. Gas fireplace in the living room, large primary bedroom with an organized walk-in closet & spa like luxurious 5 pc ensuite with deep soaker tub & glass shower. Main floor laundry/mud room & office. The professionally walkout finished basement has a family room, gym, and full bathroom. The property is adorned with extensive landscaping, rock gardens, patio and a fenced rear yard. Electrical hookup & generator included. A rare find.



### PROPERTY FEATURES

- Quality custom built bungalow
- 3 bedrooms, 3.5 bathrooms
- Located on 5.7 acres with spectacular views of Carp River
- Open concept & sunfilled
- Chef's kitchen with large island
- Living room with cozy fireplace
- Main floor office
- Spacious primary bedroom with ensuite and walk-in closet
- Professionally finished walkout basement with radiant in-floor heating
- Attached heated 3 car garage with loft plus a 2 car detached garage





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### Property Inclusions:

- Fridge
- Stove
- Hood Fan
- Dishwasher
- Microwave
- Washer & Dryer
- Window Blinds
- Auto Garage Door Openers
- Generator



### Room Dimensions:

#### Main Level:

- Foyer 20'3" x 15'1"
- Living Room 24'3" x 20'6"
- Dining Room 18'5" x 11'10"
- Kitchen 15'5" x 13'5"
- Office 12'11" x 9'5"
- Laundry/Mud Room 13'11" x 12'4"
- 2pc Bathroom
- Primary Bedroom 19'8" x 16'6"
- 5pc Ensuite
- Bedroom 14'1" x 11'6"
- Bedroom 12'5" x 11'4"
- 4pc Bathroom
- Loft Above Living Room 19'10" x 16'11"

#### Basement:

- Family Room 57'11" x 32'7"
- Gym 18'6" x 12'6"
- Den 12'4" x 10'11"
- 4pc Bathroom
- Storage Room 15'6" x 11'10"
- Utility Room 24'6" x 12'10"





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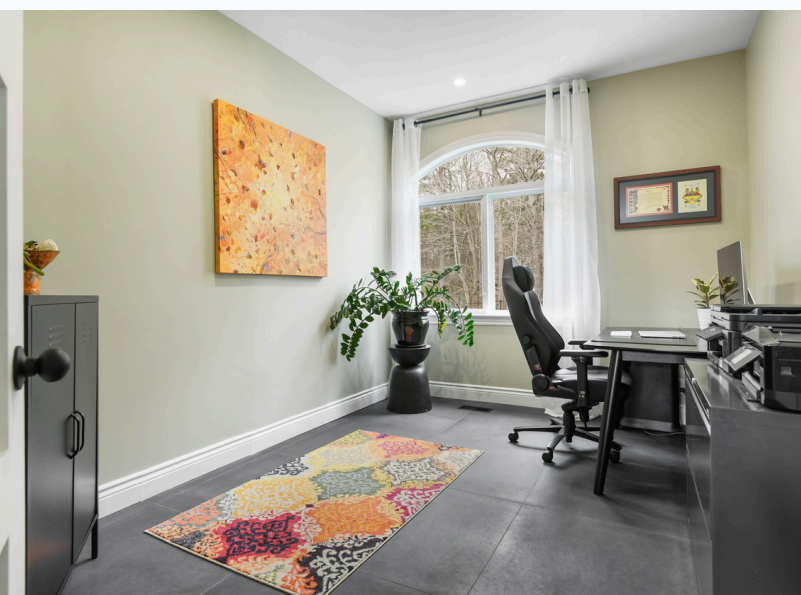


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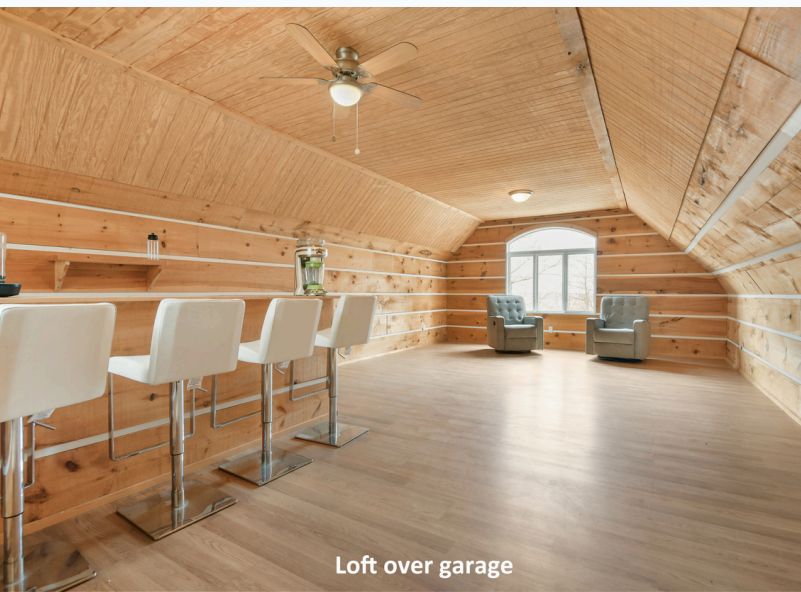


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Loft over garage







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## 4088 Carp Rd, Ottawa, ON

**Main Floor** Exterior Area 2553.56 sq ft  
Interior Area 2375.55 sq ft  
Excluded Area 1114.88 sq ft







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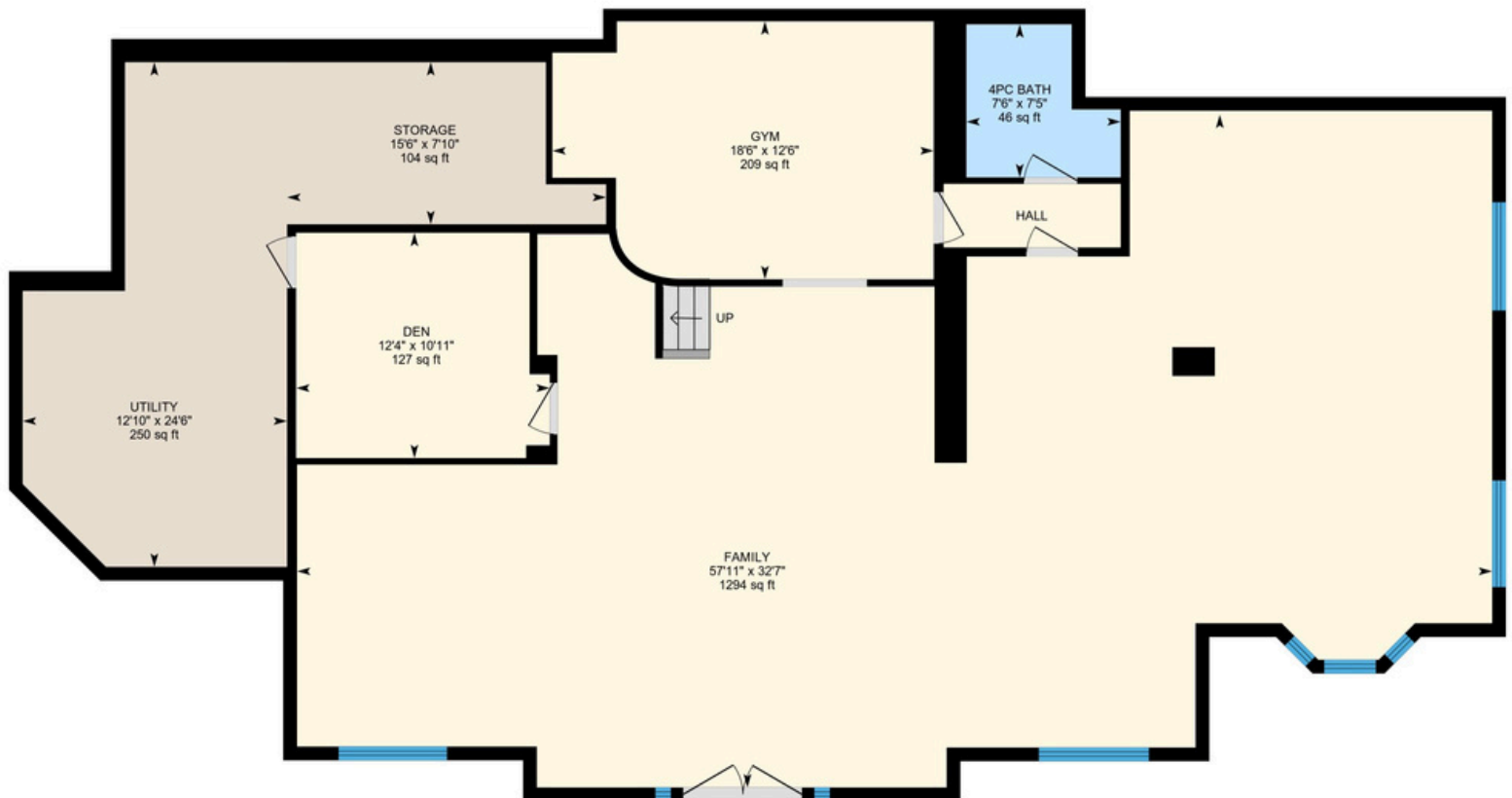
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## 4088 Carp Rd, Ottawa, ON

Lower (Below Grade) Exterior Area 2287.27 sq ft  
Interior Area 2141.74 sq ft







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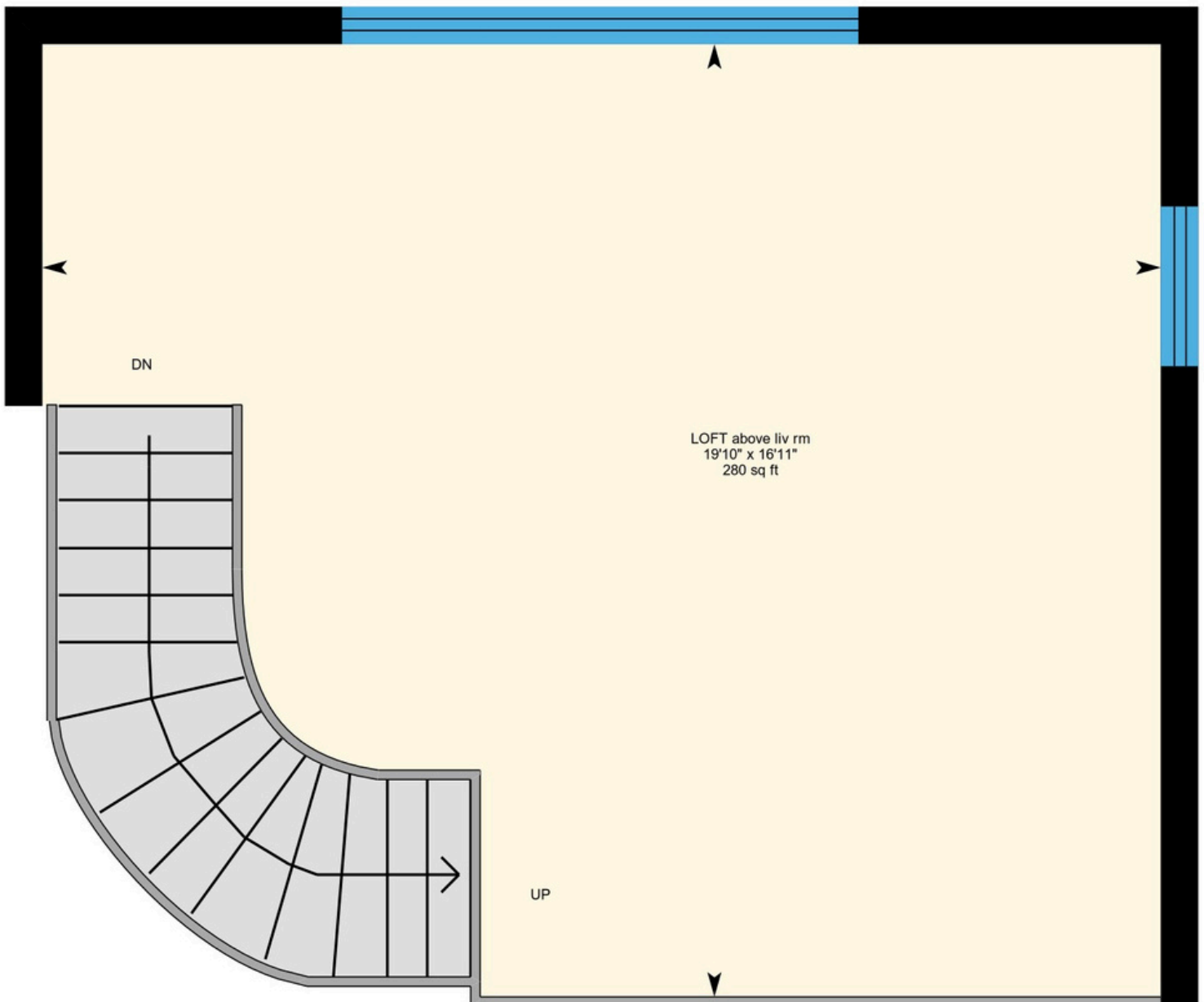


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## 4088 Carp Rd, Ottawa, ON

Loft Above Living Rm Exterior Area 371.99 sq ft

Interior Area 323.66 sq ft







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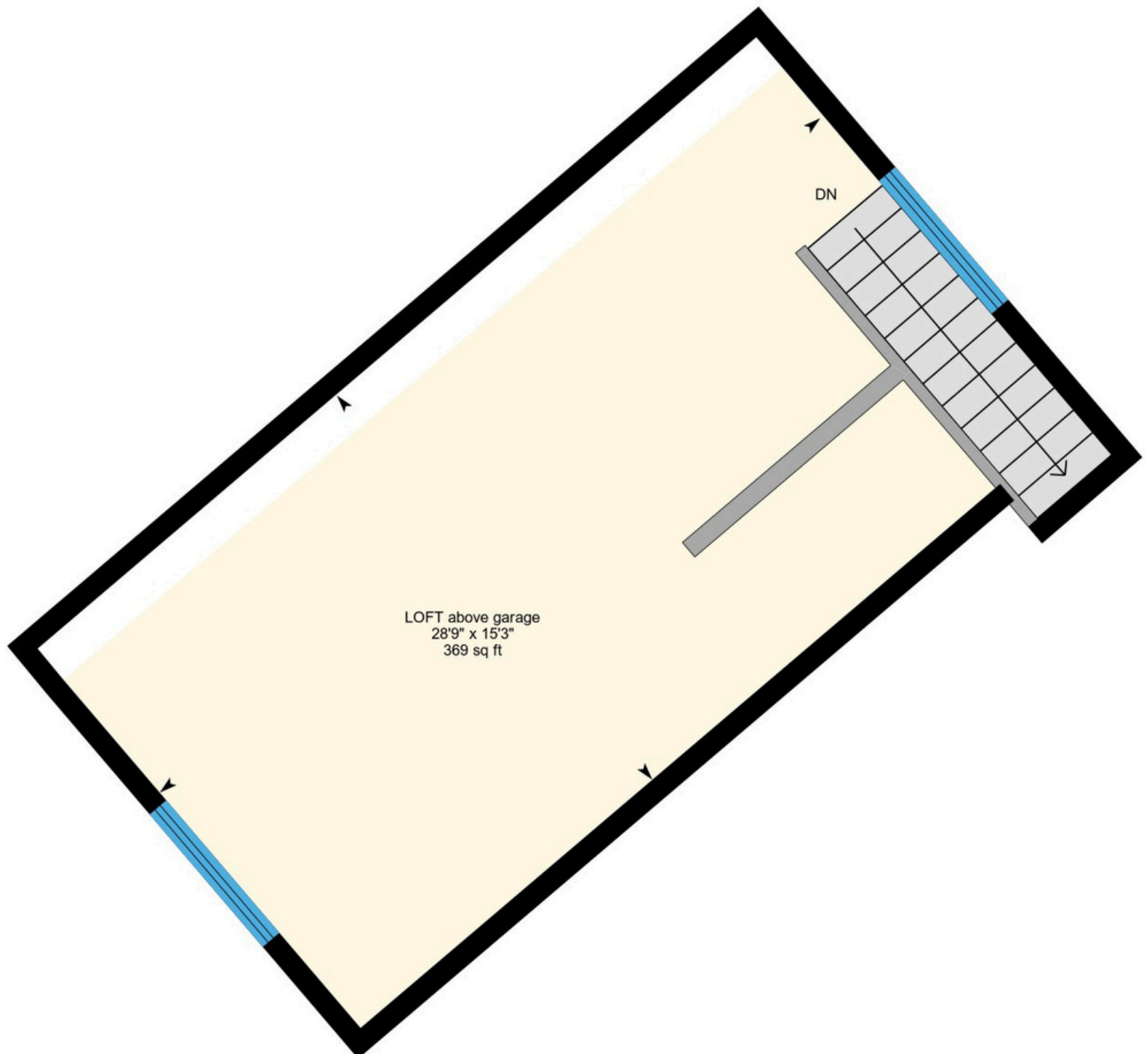
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## 4088 Carp Rd, Ottawa, ON

**Loft Above Garage** Exterior Area 472.24 sq ft  
Interior Area 409.61 sq ft  
Excluded Area 35.74 sq ft







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## 4088 Carp Road Features & Upgrades

### Features:

- 3200 sq feet on 5.711 acres
- Built in 2003
- Lower level floor radiant heat
- Garage floor radiant heat

### Upgrades

- Water system- Culligan 2023
- 2nd guest bathroom near bedrooms 2021
- Stove 2021
- Washer/dryer 2020
- Roof 2019
- Generator 2018
- AC 2018
- Dishwasher/fridge 2017
- Kitchen counter 2017 rest of kitchen -cabinets/tile etc 2021
- Hall bathroom 2017
- Tile in upper level house 2017



Presented By:



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