



107 Cavanagh Drive

Carp



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Quality, custom built, bungalow, nestled upon a premium sized treed lot backing onto a pond and park, offering total privacy & cottage lifestyle in your own backyard. This 3+2 bedroom, 3 bath home is updated throughout. The sun filled kitchen features an abundance of cabinetry, rambling countertops, stainless steel appliances and raised breakfast counter. The dining room is open concept to the kitchen & has patio doors leading into the 3 season room overlooking the tranquil setting. The soaring ceiling stretches across the expanse of the living room with gas fireplace & large picture window. Gleaming hardwood flows seamless through the principal rooms. Large primary bedroom has an updated 3pc ensuite & walk-in closet. Professionally finished basement has a large family room with gas fireplace, 2 large bedrooms, a new 3pc bath, gym & storage room. Oversize 2 car garage/workshop is insulated & heated. Landscaping includes perennial, gardens, interlock, walkway & patio, raised deck, fencing, mature trees, privacy hedge, playhouse & campfire pit. Additional paved pad along side of house for additional parking. Sauna & hot tub are optional. Ideally located steps from the school, Carp farmers market, and all village amenities.



PROPERTY FEATURES

- Custom-built bungalow on premium treed lot
- Backs onto pond & park
- 3+2 beds, 3 baths
- Gourmet kitchen
- Living room w/ vaulted ceilings
- Primary w/ ensuite + walk-in closet
- Finished basement
- Heated 2-car garage/workshop + storage
- Backyard oasis: deck, gardens, playhouse, firepit
- Taxes: \$4860.49 2025
- Average Monthly Utilities: Hydro: \$100; Gas: \$100



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Property Inclusions:

- Fridge
- stove
- hood fan
- dishwasher
- washer & dryer
- window blinds
- all light fixtures
- two garage door openers
- garden shed
- playhouse
- patio lights



Room Dimensions:

Main Level:

- Living Room 20'5" x 14'0"
- Dining Room 14'0" x 9'4"
- Kitchen 13'7" x 13'4"
- Sun Room 13'10" x 10'10"
- Laundry 7'4" x 5'6"

- Primary Bedroom 15'11" x 11'1"
- 3pc Ensuite 8'0" x 5'9"
- Bedroom 10'4" x 10'4"
- Bedroom 10'0" x 9'6"
- 4pc Bathroom 9'6" x 5'0"

Basement:

- Family Room 24'11" x 21'5"
- Bedroom 13'4" x 11'2"
- Bedroom 11'9" x 9'10"
- 3pc Bathroom 4'11" x 8'4"
- Gym 13'11" x 7'10"
- Storage Room 27'7" x 16'11"
- Utility Room 13'11" x 8'3"



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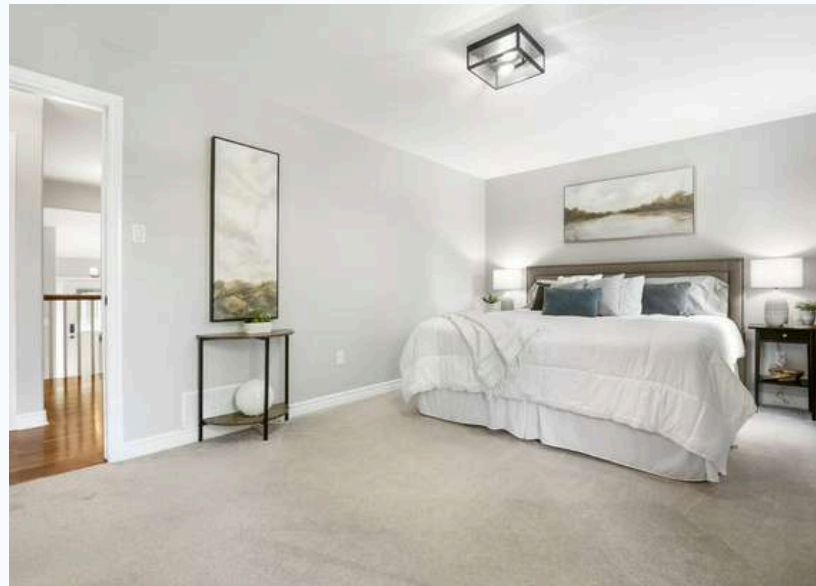


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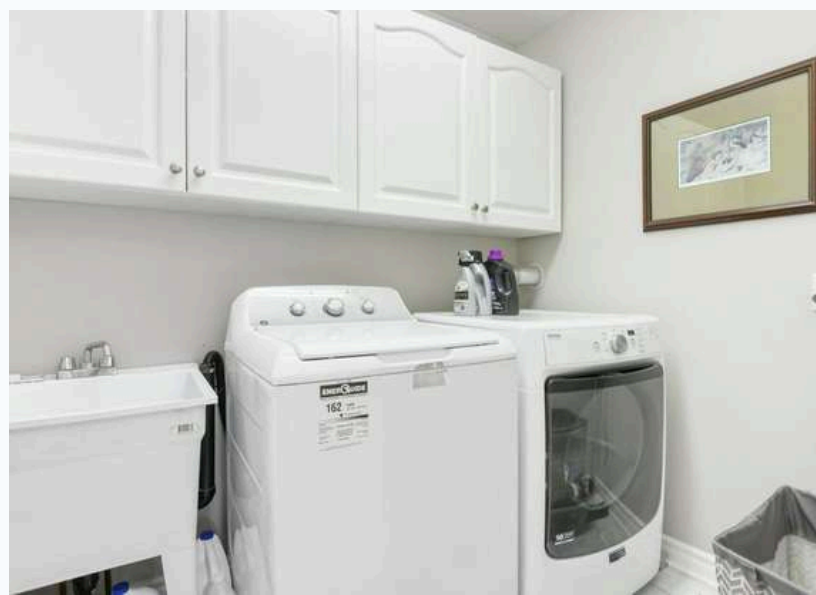
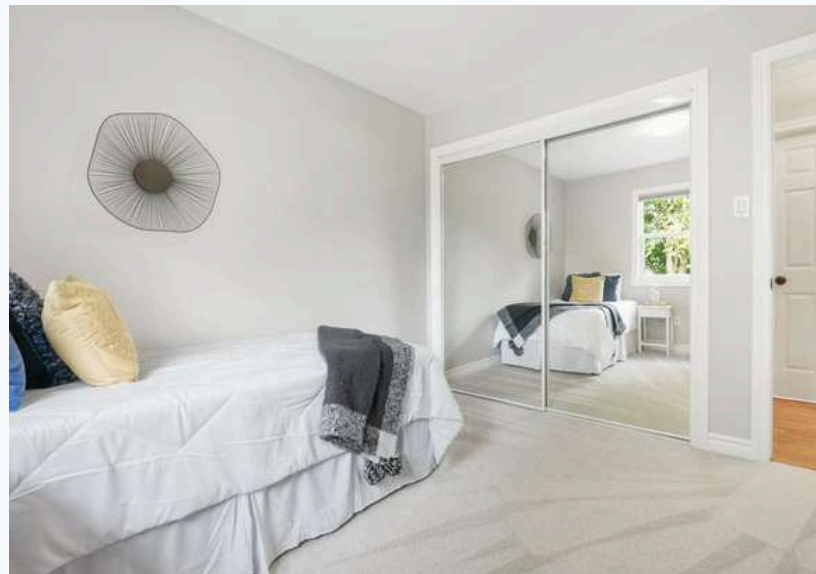
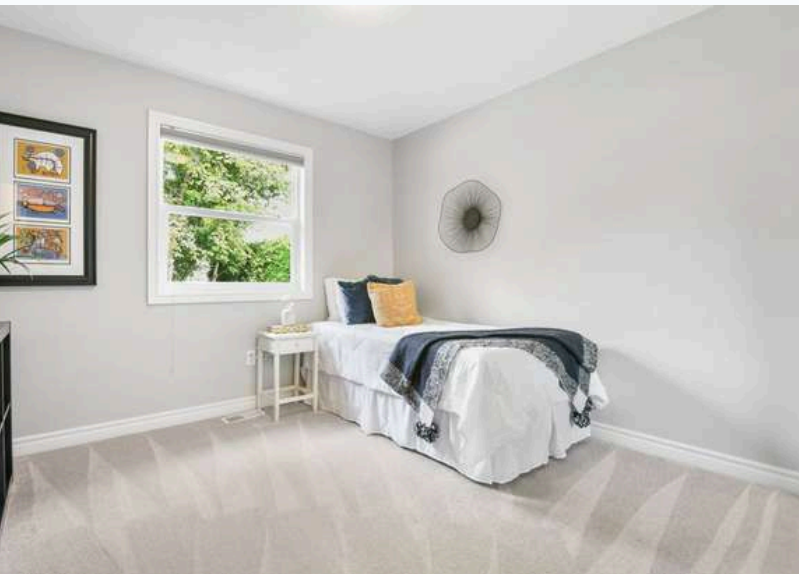


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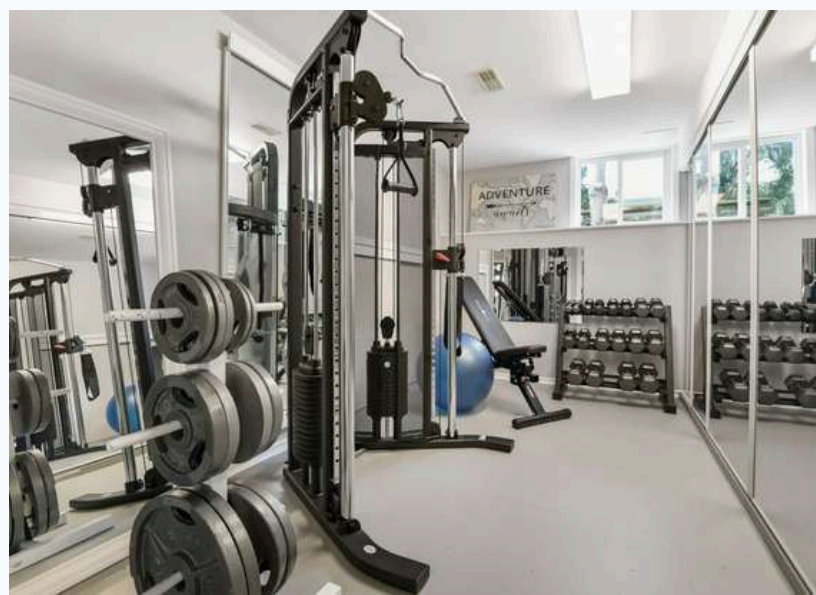
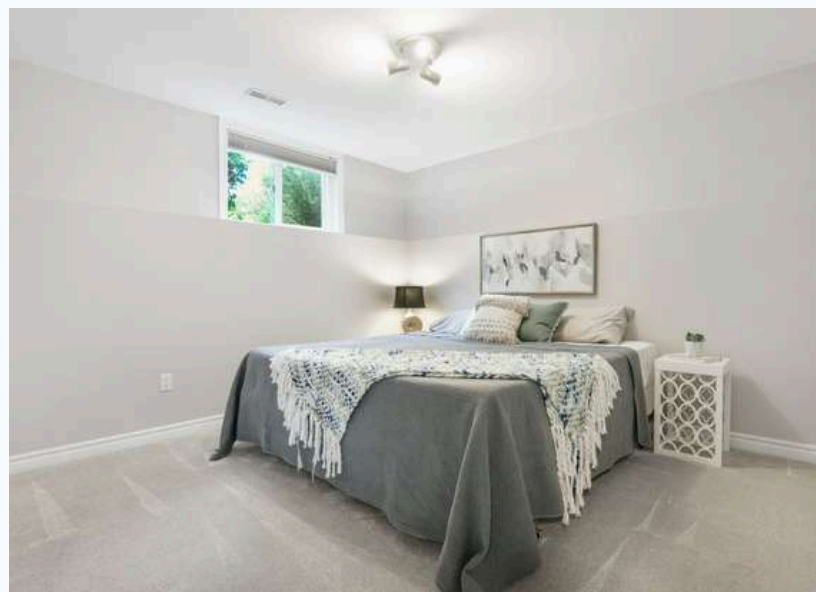
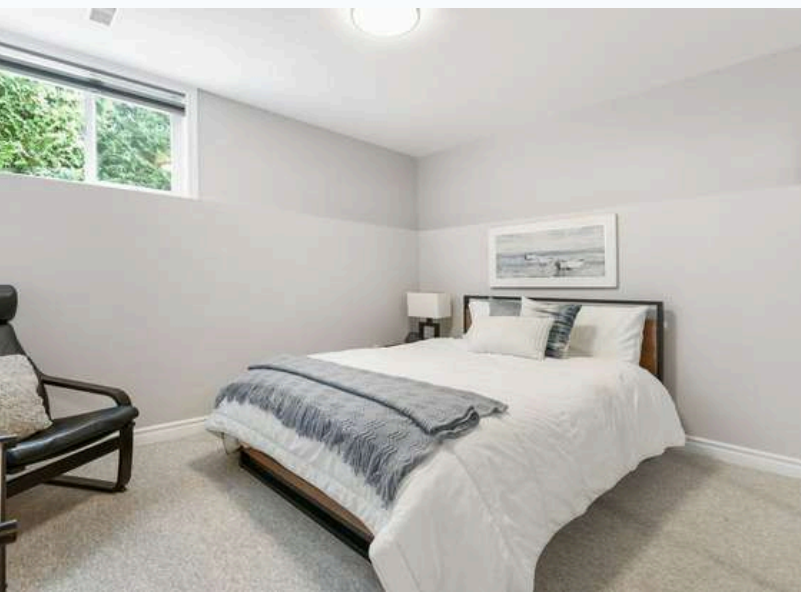


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Recent Upgrades, Updates & Improvements

- Roof: 2019
- Rain Gutter Guards: 2021
- Deck: 2022
- Hot Tub: 2022
- Sauna: 2021
- Window Thermopanes: 2020 & 2025 (where needed)
- Insulated Garage Doors: 2022
- Furnace: 2022
- Hot Water Tank: 2019 (rented)
- Central Air: 2019
- Asphalt Driveway: 2022
- Fenced Rear Yard: 2022
- Light Fixtures: 2020
- Bathrooms Updated: 2022 (upgraded throughout)
- Ensuite Shower: 2025 (new upgrade)
- Carpeting: 2022 & 2025
- Hardwood Floors Refinished: 2023
- Kitchen Updated: 2022 (Cabinet doors, sink, backsplash, lighting, counter top)
- Stainless Steel Appliances (Fridge, Stove, Dishwasher): 2022 & 2024
- Washer/Dryer: 2022
- New Stairway, Railing & Spindles: 2025
- Professionally Painted: 2025
- Heated Garage Insulated, Drywall, Painted: 2025
- Closet Doors: 2021
- Perennial Gardens
- Firepit: 2023
- Weather Wall Windows in 3-Season Room: 2019

*dates are estimated and approximate

Presented By:



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Andy Oswald andy@westottawarealestate.ca

www.westottawarealestate.ca

Direct: 613.690.5993

Office 613.755.2278



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