



109 Northshire Drive

Carp



WestOttawaRealEstate.ca



Sun-filled and spacious quality custom built 4 Bedroom - 3 bathroom home nestled upon a 4.34 acre private estate lot within peaceful Westmount Estates. Extensively upgraded and updated throughout, featuring a scrumptious culinary kitchen with rambling quartz counters, abundance of quality cabinetry and stainless steel appliances. The dining room is open to the kitchen and family room. The family room includes custom built in cabinetry and patio doors leading to the large deck and tranquil backyard. Hardwood floors flow seamlessly throughout the main & upper levels. A Soaring ceiling stretches skyward in the family room that includes a gas fireplace and a stunning accent wall. The laundry is conveniently adjacent to the mud room, where there is direct access to the oversized 2 car garage and the outdoors. Large Primary bedroom with luxurious 4 pc ensuite. Lower level contains a cozy rec. room with corner fireplace, an organized storage room and workshop. The extensive raised deck is shaded by a majestic hardwood, while offering tranquil views of the private setting. Ideally located minutes from the friendly quaint Village of Carp and the Kanata.



PROPERTY FEATURES

- Custom-built 4 bed / 3 bath home situated on a private 4.34-acre estate lot in Westmount Estates
- Upgraded gourmet kitchen with quartz counters & stainless steel appliances
- Large primary bedroom with luxurious 4-pc ensuite
- Minutes to Carp Village and Kanata amenities
- Taxes (approx): \$4730.38 2025
- Average yearly utilities: Hydro: \$2095; Heat: \$1000.51



109 Northshire Drive

Carp



WestOttawaRealEstate.ca



Property Inclusions:

- Fridge
- Stove
- Hood Fan
- Microwave
- Washer & Dryer

Exclusions:

- Hot Tub

Room Dimensions:

Main Level:

- Living Room 18'4" x 17'8"
- Dining Room 14'10" x 9'9"
- Kitchen 18'5" x 14'10"
- Family Room 18'5" x 18'4"
- Laundry Room 14'10" x 6'8"
- 2pc Bathroom 4'10" x 4'0"

2nd Level:

- Primary Bedroom 14'4" x 14'0"
- 4pc Ensuite 11'0" x 5'3"
- Bedroom 17'0" x 9'5"
- Bedroom 13'5" x 8'9"
- Bedroom 13'5" x 9'2"
- 5pc Bathroom 13'5" x 4'11"

Basement:

- Rec Room 17'5" x 16'4"
- Utility Room 7'8" x 3'4"
- Storage Room 29'4" x 14'10"
- Storage Room 23'6" x 14'10"



109 Northshire Drive

Carp



WestOttawaRealEstate.ca





109 Northshire Drive

Carp



WestOttawaRealEstate.ca





109 Northshire Drive

Carp



WestOttawaRealEstate.ca





109 Northshire Drive

Carp



WestOttawaRealEstate.ca





109 Northshire Drive

Carp



WestOttawaRealEstate.ca



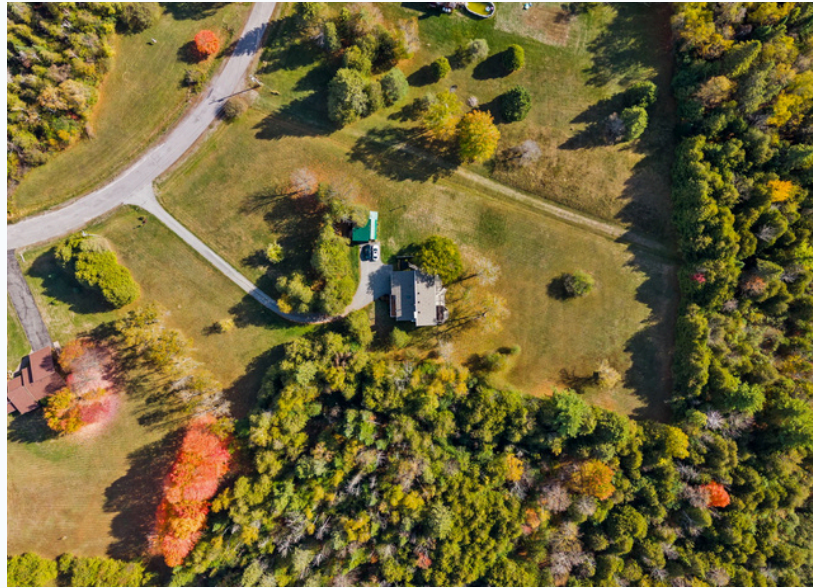


109 Northshire Drive

Carp



WestOttawaRealEstate.ca



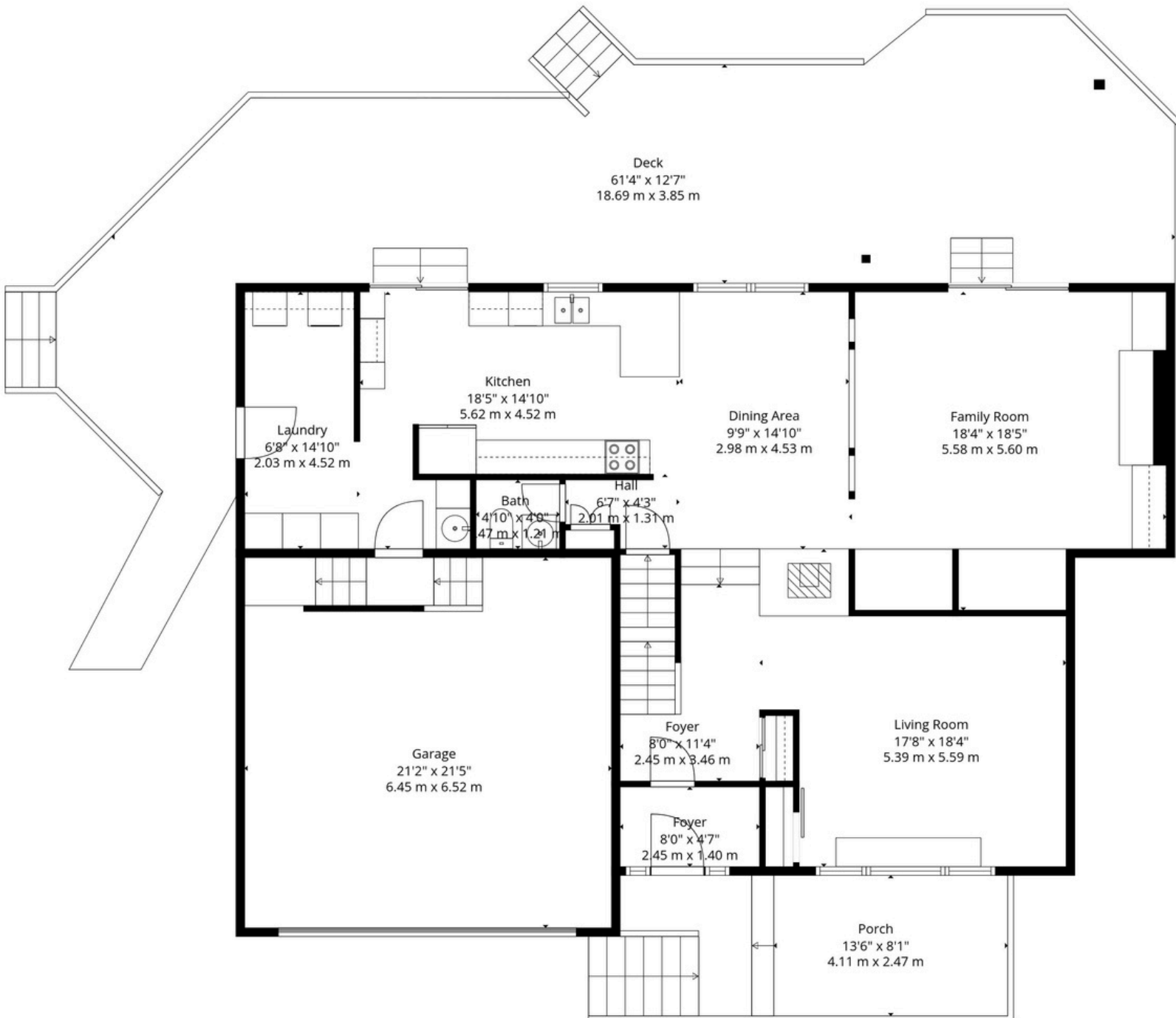


109 Northshire Drive

Carp



WestOttawaRealEstate.ca



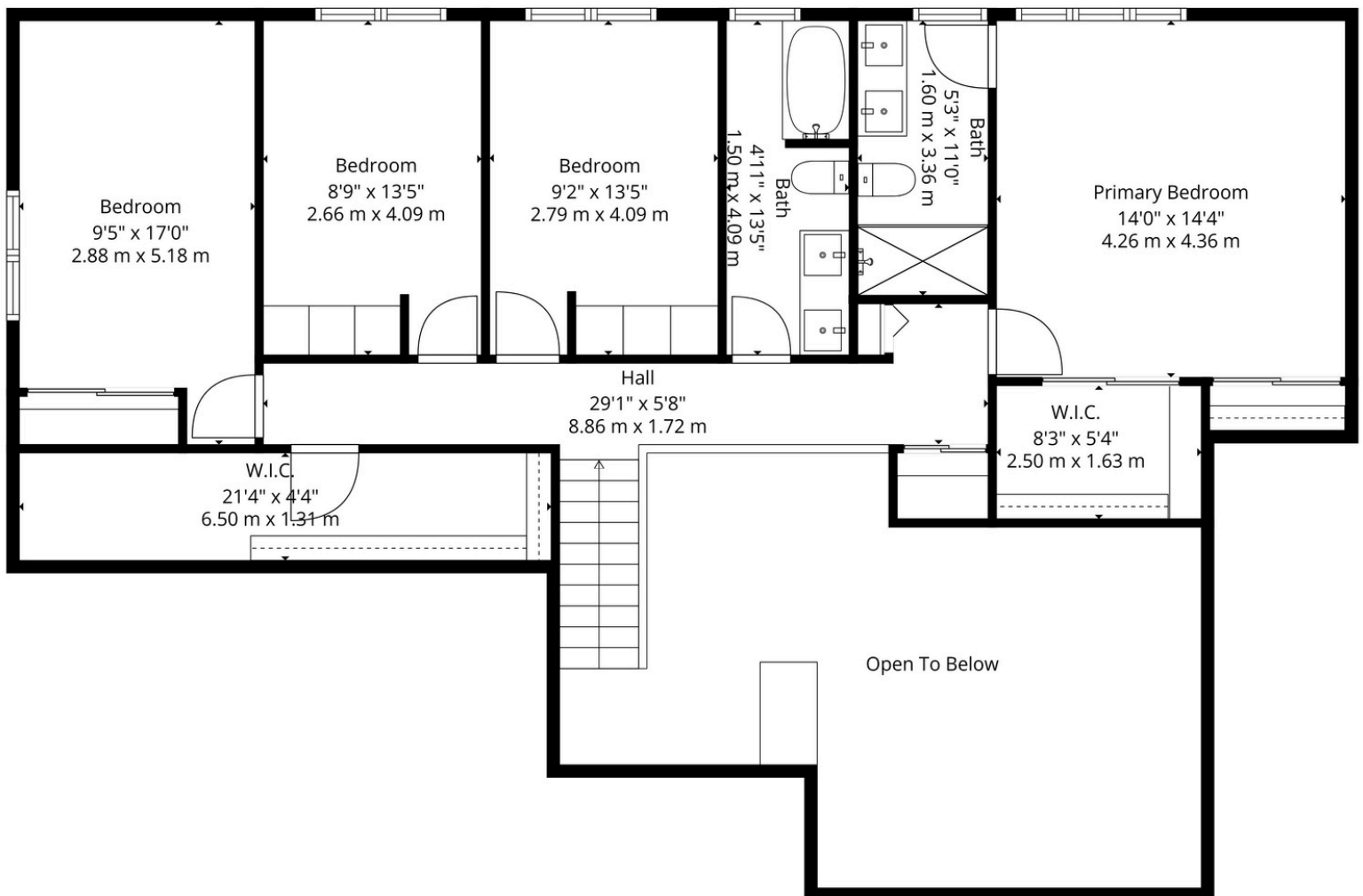


109 Northshire Drive

Carp



WestOttawaRealEstate.ca



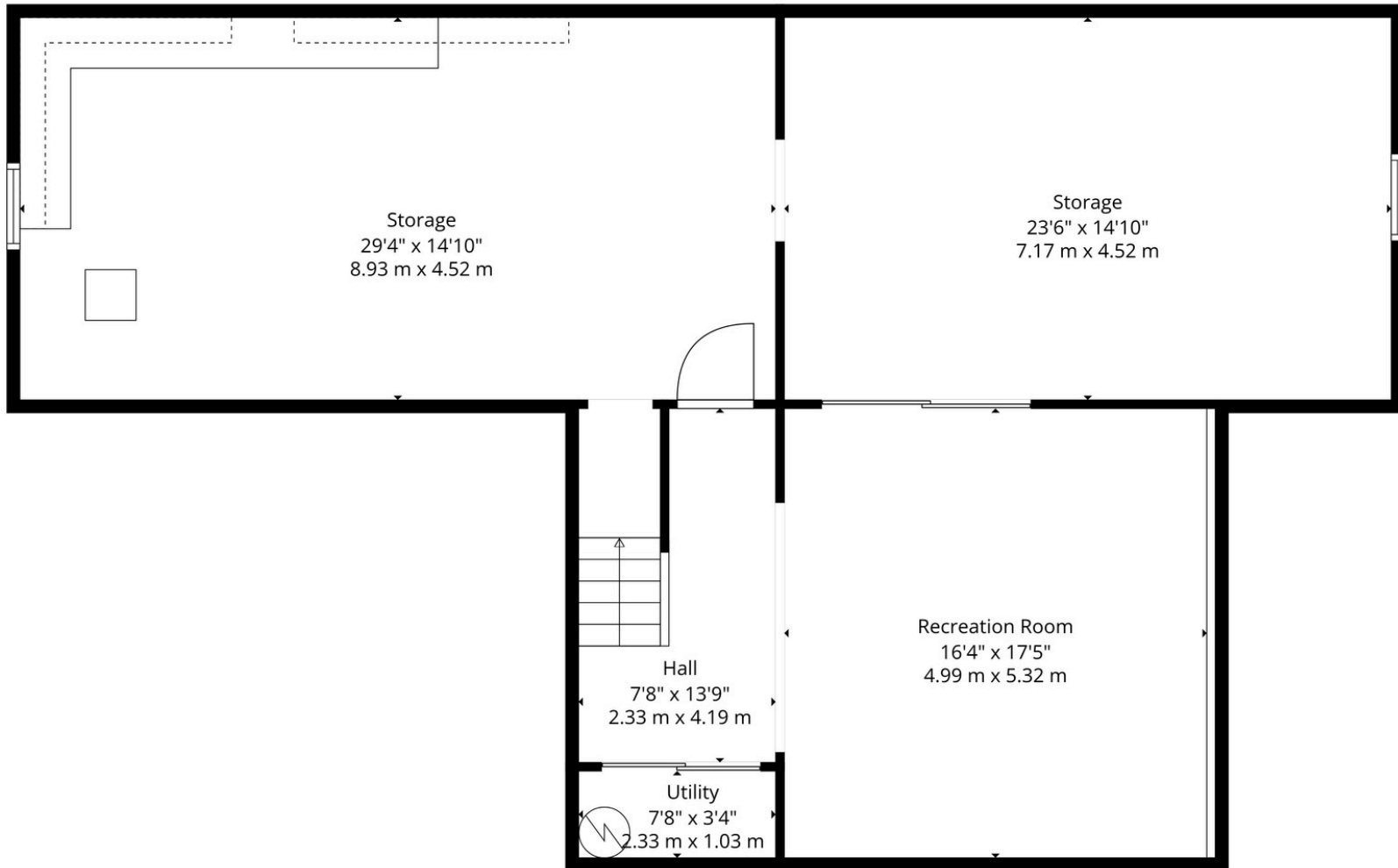


109 Northshire Drive

Carp



WestOttawaRealEstate.ca





109 Northshire Drive

Carp



WestOttawaRealEstate.ca

Upgrades & Features

- Propane Fireplace: Fall 2025
- Roof: July 2021
- Soffit/Fascia: August 2021
- Furnace/AC: 2016
- Septic: 2015
- Updated ceramic tile in mudroom and front entrance and hallway
- Updated ceramic tile floor in main floor powder room and primary bathroom
- Brand new tub/shower and vanity in upstairs bathroom
- Updated lighting fixtures in kitchen, dining room, family room, all three bathrooms, upstairs hallway and bedrooms
- Refinished oak flooring kitchen, dining and living room
- Replaced skylight and three bedroom windows

Presented By:



WestOttawaRealEstate.ca



Honest, Reliable & Working for you!
That's the bottom line...



WestOttawaRealEstate.ca

Andy Oswald andy@westottawarealestate.ca

www.westottawarealestate.ca

Direct: 613.690.5993

Office 613.755.2278



INNOVATION
REALTY LTD
BROKERAGE