



3328 Diamondview Road

Kinburn



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Charming Victorian-style, two-storey farmhouse lovingly cared for and filled with the original old world charm and character while offering modern features, **energy efficiency, eco-friendliness, and sustainability**. Nestled upon a Floral and Botanical Sanctuary in the peaceful Carp River Valley. Upon entering the home you are greeted by the ornamental pine bannister and stairway. Wide plank pine floors flow seamlessly throughout the home. An open concept main area includes a sun-filled custom kitchen with an abundance of cabinetry, built in appliances, an island with breakfast counter & a copper range hood, the spacious living room is open to the large dining room with a gas fireplace with a brick accent wall. The family room has big picture windows offering tranquil views of the private backyard and has a gas fireplace. Adjacent to the kitchen there is a large pantry/laundry room. The Great Room features a cathedral ceiling & a massive south facing window that overlooks the waterfalls & reflection pond. From the Solarium/Sun room you experience panoramic views of the Carp River Valley while enjoying the added warmth from the passive solar design. Main floor bath has a deep claw foot tub. The upper floor contains a generous sized primary bedroom, 2 secondary bedrooms, den/office and a 4 pc bath. Additionally, there is an oversized detached garage with loft/bedroom, **rapid 220 volt EV-charger**, a temperature regulated storage room and a finished loft above. **A 42 panel Solar System generates approximately \$9,000/yr income**. There are storage sheds & **a greenhouse**. An Ottawa-focused private garden evaluation honoured the 32 ornamental flower garden beds & 10 vegetable beds as being the 3rd-Best garden in Ottawa as well as receiving the **Wildlife Backyard Habitat certification by the Canadian Wildlife Federation**. **Updated Triple glaze windows. 3 wells, 1 drilled & 2 dug, 1 for irrigation, 1 for house drinking water, 1 deep drilled well: 170 feet deep for added volume. 11 kilowatt Generac generator.**



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Property Inclusions:
 Fridge, Built-in Oven, Cooktop, Microwave Hood Fan, Freezer, Washer, Dryer, Window Coverings, All Light Fixtures, Auto Garage Door Opener & Remote, 2 Storage Sheds, Temperature Regulated Root Vegetable Storage Area in Garage, EV Chargers for 2 Cars, Generac Generator

Taxes: \$3116 2025
Average Monthly Utilities: Hydro \$374
Solar Income 2025: \$9168



Room Dimensions:

Main Level:

- Living Room 14.3' x 10.11'
- Dining Room 11.8' x 10.10'
- Kitchen 23.2' x 15.0'
- Solarium 17.0' x 12.3'
- Pantry/Laundry 8.7' x 8.7'
- Family Room 19.10' x 12.3"
- Indoor Greenhouse 11.6' x 9.4
- 3pc Bath 9.5' x 9.5'

2nd Level:

- Primary Bedroom 15.1' x 14.0'
- Bedroom 11.6' x 11.3'
- Bedroom 11.7" x 8'3"
- Office 14.7' x 9.2'
- 3pc Bathroom 11.6' x 9.1"

Loft Above Garage:

- Bedroom 16.0' x 14.0'



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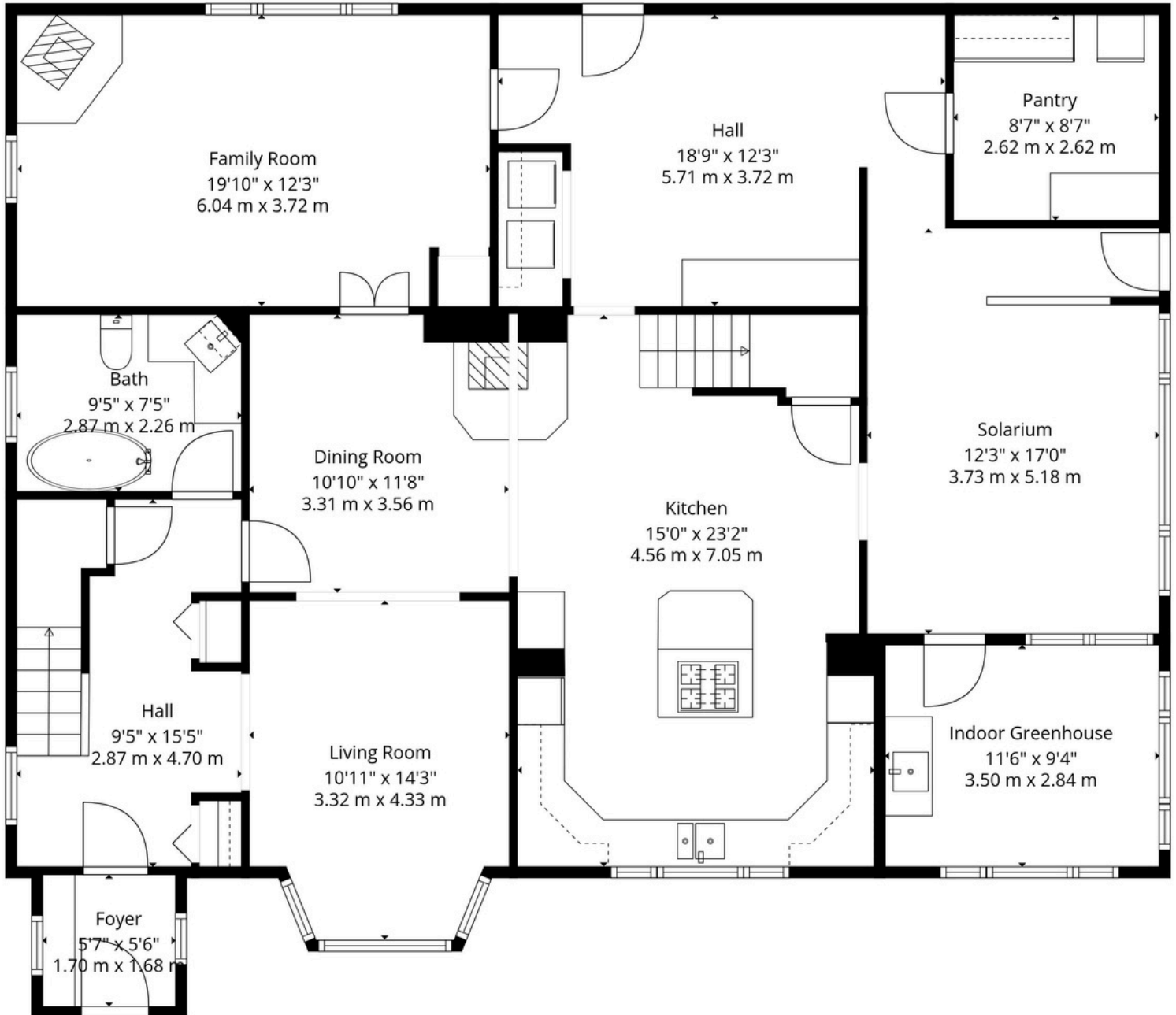
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FLOORPLANS



TOTAL: 2242 sq. ft, 208 m2

1st floor: 1576 sq. ft, 146 m2, 2nd floor: 666 sq. ft, 62 m2

EXCLUDED AREAS: INDOOR GREENHOUSE: 107 sq. ft, 10 m2, PANTRY: 74 sq. ft, 7 m2, LOW CEILING: 9 sq. ft, 0 m2, WALLS: 150 sq. ft, 15 m2



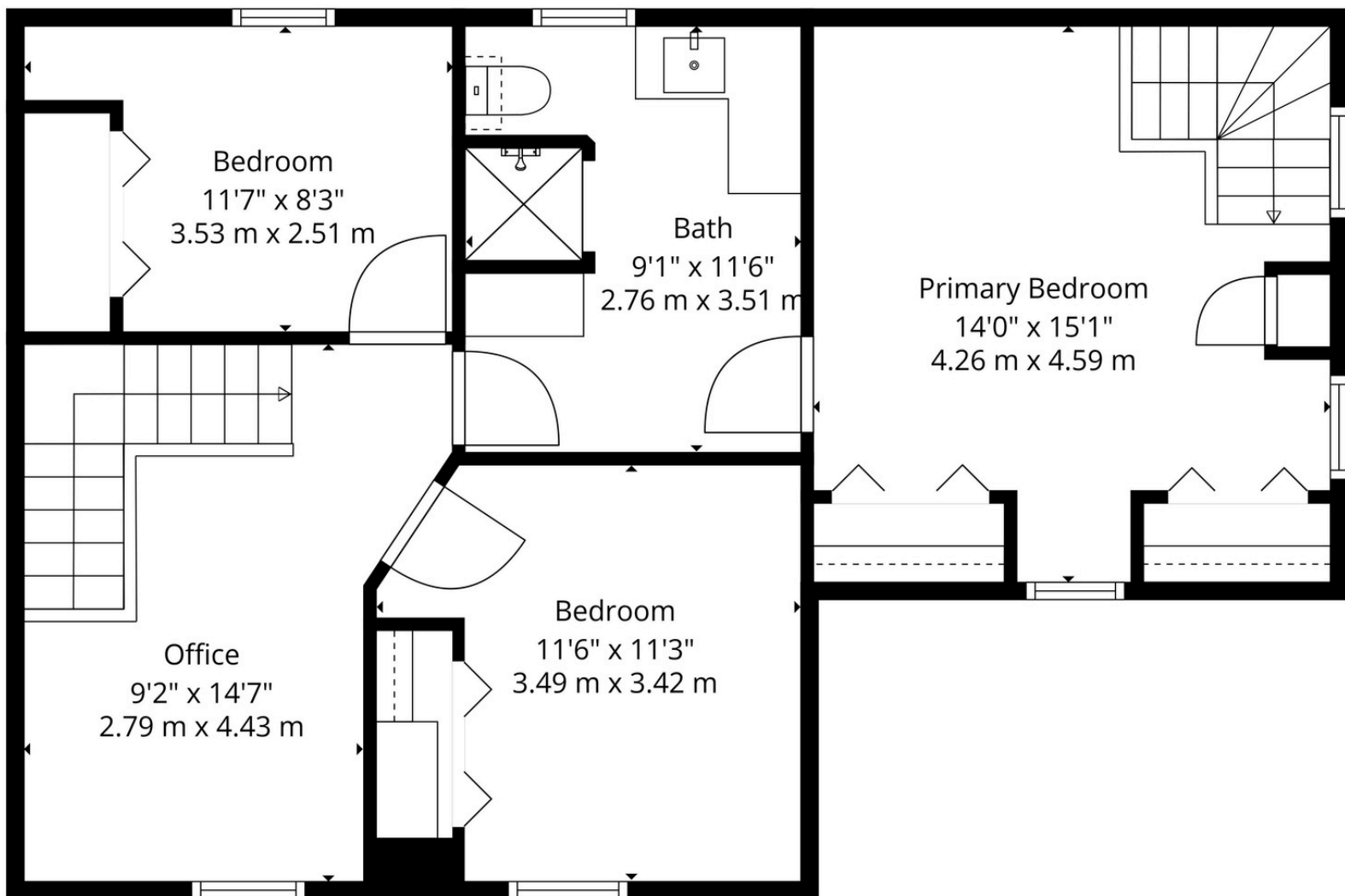
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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UPDATES & FEATURES

- Heat Pumps 2010
- Generac Generator 2010
- Triple Glazed Windows 2016
- Nutrient clay soil improved with compost for 50 years
- 2 storey garage with generous storage and workspace and EV charging units
- 2 outdoor sheds and temperature regulated root vegetable storage area in side garage
- 3 wells (2 dugg & 1 drilled)



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ABOUT THE PROPERTY: SELLER'S HIGHLIGHTS

Over 51 years of living in our 135 year-old, two-storey, farm house we have undertaken many modernization updates. It is now a spacious, brightly-lit and very comfortable, high ceiling home. The house has three bedrooms, two bathrooms, a dining room, a family room, an extra large kitchen, a solarium, an indoor greenhouse and two utility rooms. All house windows have been upgraded to triple-glazed windows.

The house and property have many energy-reduction features. House heating and cooling is primarily achieved by an air-to-air heat pump. In addition, there are two propane parlour stoves on the main floor and each room of the house has an electric baseboard heater to augment heating requirements when temperatures are below -10 degrees C. An 11 kilowatt, propane powered standby generator, hardwired into the home's 200 amp electrical service panel, provides required electricity during grid outages, to maintain all household and gardening needs,

Household and gardens' irrigation needs are provided by three wells on the property: two are 20-foot deep dug wells and the third is a 170-foot deep drilled well. The water pump and hot water tank are located in the cellar under the kitchen.

The separate one and a half storey, two-car garage has a 220 volt EV-charging port. The upper level features a semi-finished upstairs room (suitable for guest accommodations) and a large storage room. There is also a temperature-controlled root-vegetable storage room in the lower part of the garage.

In 2009 we installed a 42 ground-mounted solar panel system which is connected to the electricity grid. Over the last 15 years we've received around \$9,000 per year for the electricity provided to the electrical grid. The contract with Ontario Hydro is transferable to the new property owner.

In 2005, after many years of including a focus on native plants in our many garden beds, the property received Wildlife Backyard Habitat certification by the Canadian Wildlife Federation (<https://cwf-fcf.org/en/explore/gardening-for-wildlife/action/get-certified/>) and Monarch Waystation registration (<https://www.monarchwatch.org/waystations/>).

Garden-lovers will appreciate a unique 2010 evaluation of our property. Rogers TV undertook an Ottawa-focused private garden evaluation project in which our property, featuring 32 ornamental flower garden beds and 10 vegetable beds, received the honour of being the Third-Best garden in Ottawa! (The Governor-General's property was deemed to have Ottawa's Best Garden and the Second-Best property went to a very unique small Ottawa property.)

Presented By:



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