

*195 Stonewood Drive
Beckwith Township*

Legal Description: Lot 12, Plan 27m48; Subject To An Easement Over Part 10 Plan 27r9876 As In Lc111200 Subject To An Easement In Gross Over Part 10 On 27r9876 As In Lc109307 Beckwith Township

Lot Size: 147.64 Ft x 453.28 Ft

Acres: 1.535 Acres (Approx.)

Assessment Roll #: 092400002027501

Property Taxes: \$5785/2018

Zoning: Residential

Age: Custom Home/2014/Approx.

Service: 200 Amp Service (As per Appraisal By AMT Group Inc./November 12, 2014)

*Heat: Forced Air/Natural Gas Furnace
1 Gas Fireplace/Main Level*

Air Conditioning: Central Air Conditioning Installed

Heating Costs: Unknown

High-Speed Provider: Bell Fibre Available on Stonewood Drive

Water: Drilled Well

Certificate: Not In Our Possession

Well Location: Rear yard

Septic: Septic Installed

Certificate: Not In Our Possession

Septic Location: Front of the Property

Style: Custom Built Bungalow

Foundation: Insulated Concrete Form (ICF) Foundation

Roof: Asphalt Shingles

Exterior: Stone/Stucco/Siding

Survey: Not In Our Possession

Price: \$799,900/ Newly Priced \$734,900

Features

Prestigious, Sought-After "Country Lane Estates", Family Friendly Neighbourhood On The Perimeter Of The Bustling Town Of Carleton Place, Wide Paved Streets, Short Driving Distance To; Shopping Centres, State Of The Art Gyms, Recreation, Parks And Miles Of Walking Trails, Stunning 3 Bedroom, 3 Bathroom Custom Stone/Stucco Bungalow, Exceptional Exterior & Interior Appointments, Long Winding Driveway Allows Parking For Several Vehicles/Recreational Vehicles, Oversized, Attached 4-Car Garage, Man Door, Inside Entry To

Large Mud/Laundry/Storage Room, Covered Front Entrance & Interlock Walkway Leading To The Grand Entrance, Elegant Foyer With Large Transom Window, Stunning Front Reception Area, Charming Sunken Library Boasts Picture Window, Breathtaking Living Room, Impressive Floor To Ceiling Gas FFP, Towering Ceilings & Walls Of Glass, Sophisticated Dining Rm/Chandelier & Sconces Included, Gleaming Hardwood Flows seamlessly Throughout Principal Rooms/Kitchen, Gourmet Granite Kitchen With Entertaining-Sized 7 Ft Island, Stylish Subway Tile Backsplash, Under Cabinet Lighting, Double Stainless Steel Sink, All Stainless Steel Appliances Included (As-is Condition), Glass Doors To 52 Ft Deck, Artsy Lighting Over Island, Additional Storage In Handy Pantry Cupboard W/Built-In Shelving Located Around the Corner In Mud Room, Charming Sitting Room Adjacent The Eating Area, Decadent Master Suite Boasts; HWD Flooring, Glass Doors Walk Out To Deck, Walk-In Closet/Shelving, 5PC Ensuite, Luxurious Glass Shower, Deep Corner Soaker Tub, Double Sinks. Two Sizeable Guest Bedrooms, High Ceilings, Picture Windows & Hardwood Flooring, Wide Inviting Hallway & 4PC Main Bath Complete The Main Level. Lower Level Offers Amazing Possibilities For Multi- Generation Living!! Oak Staircase Welcomes You To The Expansive Open Concept Family Room, Walk-Out Thru Sliding Patio Doors To The Rear Yard, Oversized Windows Offer Plenty Of Natural Light, Wide Grey Laminate Flooring, Exciting, 4PC Bath With Tile Flooring, Oversized Games Room Boasts Yet Another Walkout/ Patio Doors, A Hobby Rm Offers 2 Closets To Keep You Organized, A Huge Storage Room Offers Endless Opportunity For A Woodworker Etc.

Main Level

<i>Foyer:</i>	<i>24.06 x 9.06</i>	<i>Library:</i>	<i>9.03 x 12.07</i>
<i>Dining Room:</i>	<i>14.00 x 12.07</i>	<i>Kitchen:</i>	<i>23.11 x 14.11</i>
<i>Eating Area:</i>	<i>10.05 x 9.10</i>	<i>Mud Room:</i>	<i>9.09 x 10.04</i>
<i>Pantry:</i>	<i>6.05 x 2.11</i>	<i>Living Room:</i>	<i>19.04 x 13.03</i>
<i>Bedroom:</i>	<i>10.10 x 21.06</i>	<i>Master Bedrm:</i>	<i>14.10 x 17.10</i>
<i>Walk-in Closet:</i>	<i>10.00 x 6.00</i>	<i>5Pc Ensuite:</i>	<i>10.00 x 13.00</i>
<i>Bedroom:</i>	<i>13.10 x 11.09</i>	<i>4Pc Bath:</i>	<i>11.02 x 5.00</i>
<i>Hallway:</i>	<i>18.06 x 5.09</i>		

Lower Level

<i>Family Room:</i>	<i>19.00 x 24.00</i>	<i>4Pc Bath:</i>	<i>11.02 x 12.03</i>
<i>Hobby Room:</i>	<i>14.07 x 14.03</i>	<i>Rec Room:</i>	<i>19.08 x 24.00</i>
<i>Storage Rm#1:</i>	<i>10.08 x 34.00</i>	<i>Games Room:</i>	<i>22.06 x 24.02</i>
<i>Storage Rm#2:</i>	<i>23.11 x 33.11</i>		

Garage

*Attached Garage: 36.00 x 25.00 (4 Cars Total - 2 Side by Side + 2 End to End)
Two Single Garage Doors
Inside Entry To Mudroom & Pantry*

*Deck Adjacent Garage: 10.00 x 3.00 (Perfect for BBQ!)
Man Door To Access Deck*

Laneway Provides Ample Storage For Recreational Vehicles.

*Inclusions: Moffatt Stainless Steel French Door Refrigerator w/Dual Cooling System & 2 Freezer Drawers, Maytag Stainless Steel Stove w/ Ceramic Cooktop, GE Stainless Steel Dishwasher, GE Stainless Steel Microwave/Hood Fan
*Note: All Inclusions Are In As-is Condition**

Exclusions: All Draperies And Staging Materials

Rental: NIL

*Mailing Address: 195 Stonewood Drive,
Carleton Place, ON K7C 3P2*

Directions: From Ottawa - Hwy #417 West, Exit Hwy #7 to Carleton Place, Left on Hwy # 15 Right on 9th Line, Left on Country Lane, Right on Stonewood Drive, Subject Property will be on the Right PIN #195

Upgrades and Features

- Attached Quadruple Car Garage/Man Door/Inside Entry To Mud Room/Laundry*
- 7Ft x 5Ft Deck Off Garage Ideal for BBQ*
- Oversized, Winding Laneway Accommodates Several Vehicles/Recreational Vehicle*
- Interlock Walkway*
- Covered Front Entrance*
- Front Door with Side Lights & Transom Window*

- *Large Windows Throughout/Many With Transom Window Above*
- *Elegant Foyer/Reception Area*
- *Charming Sunken Library*
- *Separate Formal Dining Room*
- *Neutral Mocha/Latte Colour Palette Throughout*
- *Kitchen with Stunning 7 Ft x 3 Ft Granite Island /Rich Vanilla Cabinetry/26" Deep Pantry Cupboard*
- *Convenient Mud Room/Laundry Room With Garage Access*
- *Walk-in 6.05 Ft x 2.11 Ft Pantry/Built-in Shelving*
- *Bonus Sitting Area Adjacent Eating Area*
- *Kitchen Patio Doors Provide Access to 52 Ft Deck*
- *Gleaming Hardwood Flooring throughout Main Level*
- *Master Bedroom Boasts Double Door Entrance*
- *Large 10 Ft x 6 Ft Walk-in Closet*
- *Luxurious Spa Like 5-PC Ensuite w/ Double Sink Vanity, Enclosed Glass Shower & Deep Corner Soaker Tub*
- *2 Additional, Sizeable Guest Rooms*
- *Wide, Inviting Hallways*
- *4-PC Main Level Bathroom*
- *Oak Staircase Welcomes You To Expansive Lower Level*
- *Chic Grey Hardwood Flooring Flows Throughout Lower Level Family Room, Games Room, Recreation Room & Hobby Room*
- *2 Walk-Outs w/Sliding Doors To Rear Yard*
- *Conveniently Located, Spacious 4-PC Bath on Lower Level With Ceramic Flooring*

Thank You For Viewing This Home...Please Come Back To Stay!
View interior photos of this Home on my Website: www.barbaracouch.com
This Information is believed to be Accurate but not Warranted.