



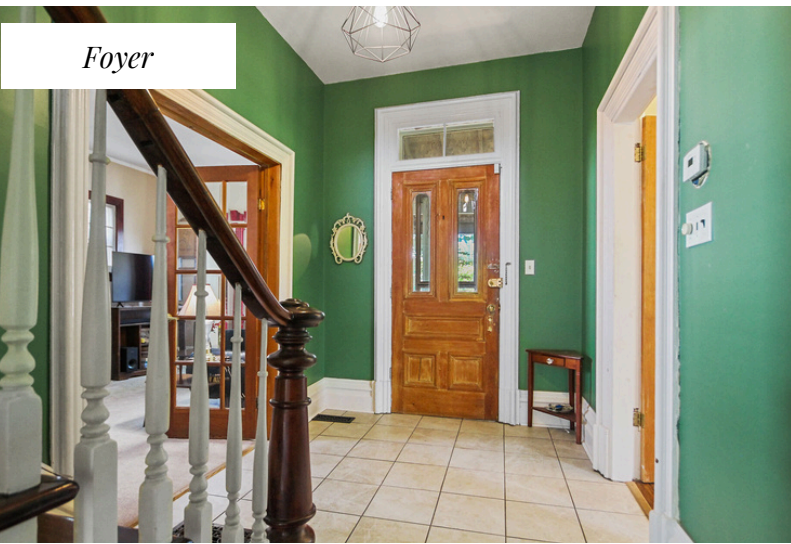
3813 Loggers Way

\$469,000

RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.

Information herein deemed reliable but not guaranteed.

Foyer



Living Room



Living Room



Full Bath/Laundry



Information herein deemed reliable but not guaranteed.

Kitchen



Kitchen



Eating Area

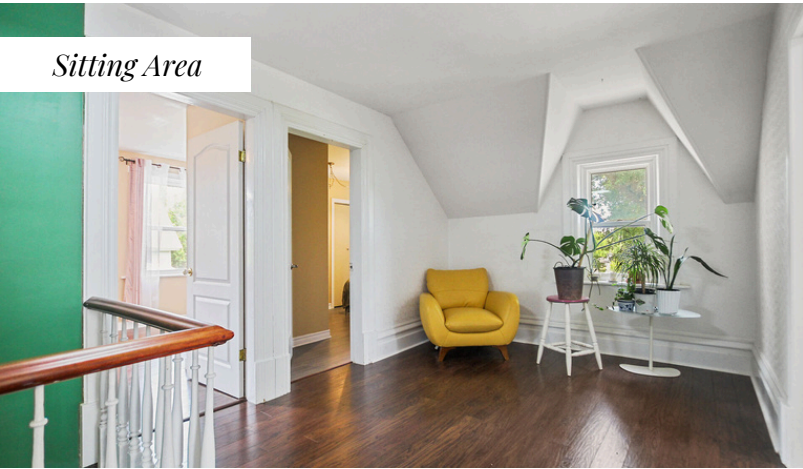


Home Details

- Welcome to picturesque Kinburn, a charming small town just beyond Kanata.
- This turn-of-the-century 4- bedroom home exudes abundant character & charm, featuring hand-milled door trims, original wood doors & impressive foot-high baseboards.
- Landscaped front and back with abundant perennial gardens.
- Large backyard perfect for the kids to play in.
- Parking in driveway for 2 vehicles.
- Wonderful family home or investment.
- 15 minutes to Arnprior for shopping and restaurants. 25 minutes to Kanata.

Information herein deemed reliable but not guaranteed.

Sitting Area



Primary Bedroom



Primary Bedroom



Room Sizes

Main Floor

| | | | |
|---------------------|---------------|---------------|---------------|
| Foyer - | 8'0" x 7'1" | Living Room - | 19'6" x 11'1" |
| Kitchen - | 11'0" x 11'0" | Eating Area - | 9'0" x 11'0" |
| Full Bath/Laundry - | 10'10" x 8'9" | Family Room - | 16'9" x 13'6" |

Second Level

| | | | |
|-------------------|---------------|------------------|--------------|
| Primary Bedroom - | 13'8" x 13'7" | Sitting Room - | 11'6" x 9'3" |
| Bedroom - | 11'5" x 8'9" | Bathroom - | 8'9" x 8'3" |
| Bedroom - | 16'8" x 7'6" | Walk-in Closet - | 8'4" x 3'3" |
| Bedroom - | 9'2" x 8'10" | | |

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Home Details

Main Floor

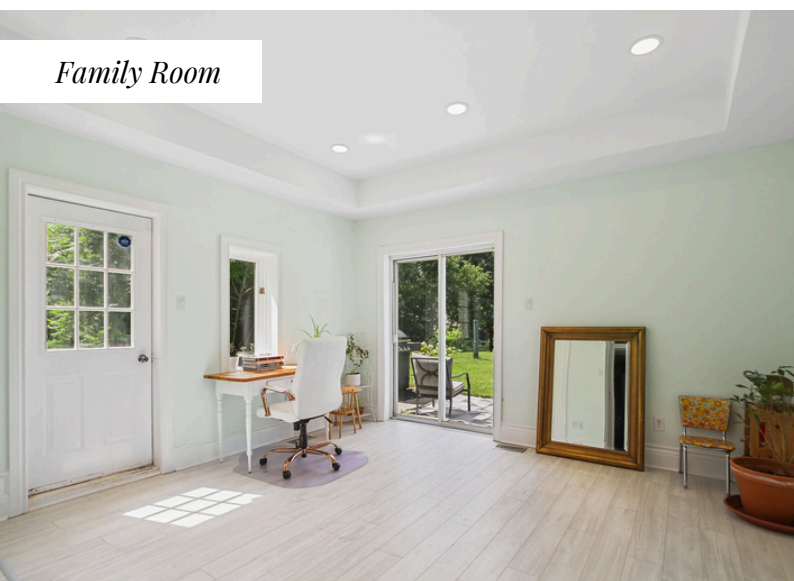
- Enter the home into a foyer offering tile flooring and old world charm.
- Tall ceilings are featured throughout the main level.
- The living room welcomes you with new quality carpeting & a cozy wood-burning fireplace (not WETT certified) with brick surround and mantle, a large bay window overlooking the front gardens, 2 other windows and french doors leading to the hall.
- The updated kitchen offers ample cabinetry, generous counter space, double stainless steel sink and tiled backsplash. Appliances featured are fridge, stove and dishwasher.
- There is a spacious eating area allowing for a country sized table and chairs.
- A convenient main floor bathroom offers a pedestal with sink, walk-in shower with seat, toilet, and laundry cupboard with washer & dryer.
- A bright family room offers plenty of space for a Tv area and a side door and patio doors overlooking the landscaped backyard. Recent updates include flooring, ceiling, pot lights and insulation in attic, space heater.
- The deep backyard has a large storage shed, perennial gardens, rhubarb patch and a fire pit.

Second Level

- Wooden stairs lead to the second level.
- Quality laminate floors are featured throughout the second level.
- The primary bedroom is spacious with 2 large picture windows, vaulted ceiling, quality laminate floors and a double closet. It is separated from the three secondary bedrooms.
- There is a large landing area providing extra space for a home office or sitting area.
- The first and third bedrooms are spacious and have ample natural light from the large windows.
- The second bedroom is large and features a walk-in closet.
- The main bath offers a jet tub with ceramic surround, vanity with sink & cabinet, toilet & large window.

Upgrades: Propane furnace (2021), Air Conditioner (2021), Reverse Osmosis Water Treatment(2021), Hot Water Tank (2021), water softener system(2021), Kitchen (2018), quality laminate flooring upstairs and family room(2021-2022), family room ceiling, pot lights & insulation (2022). vinyl windows (2006), Roof (2007).

Family Room



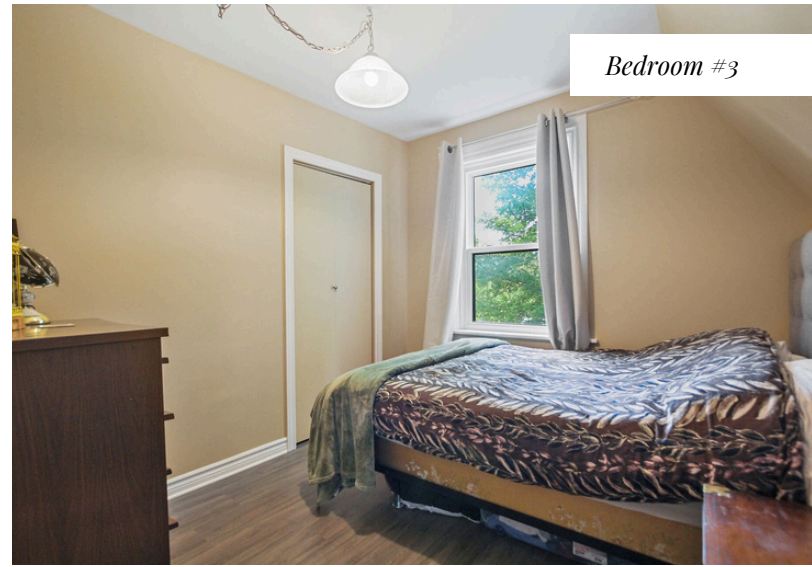
Family Room



Main Bathroom



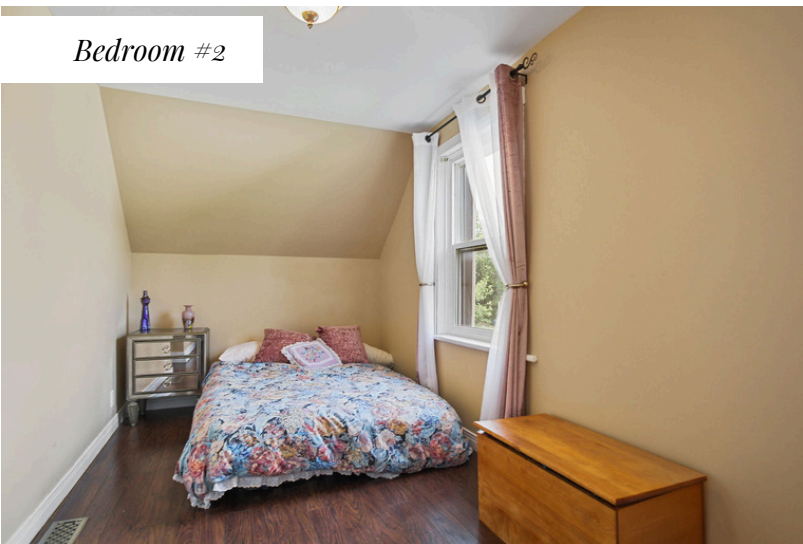
Bedroom #3



Bedroom #1



Bedroom #2



Bedroom #2



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Home Details

Year Built: Unknown

Property Taxes: \$1951.00 2024

Legal Description: PT LT 11 CON 6 FITZROY AS IN N699534; WEST CARLETON

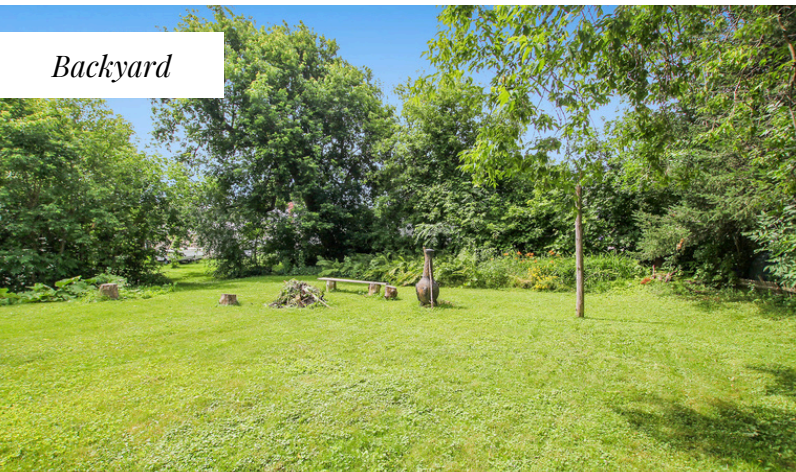
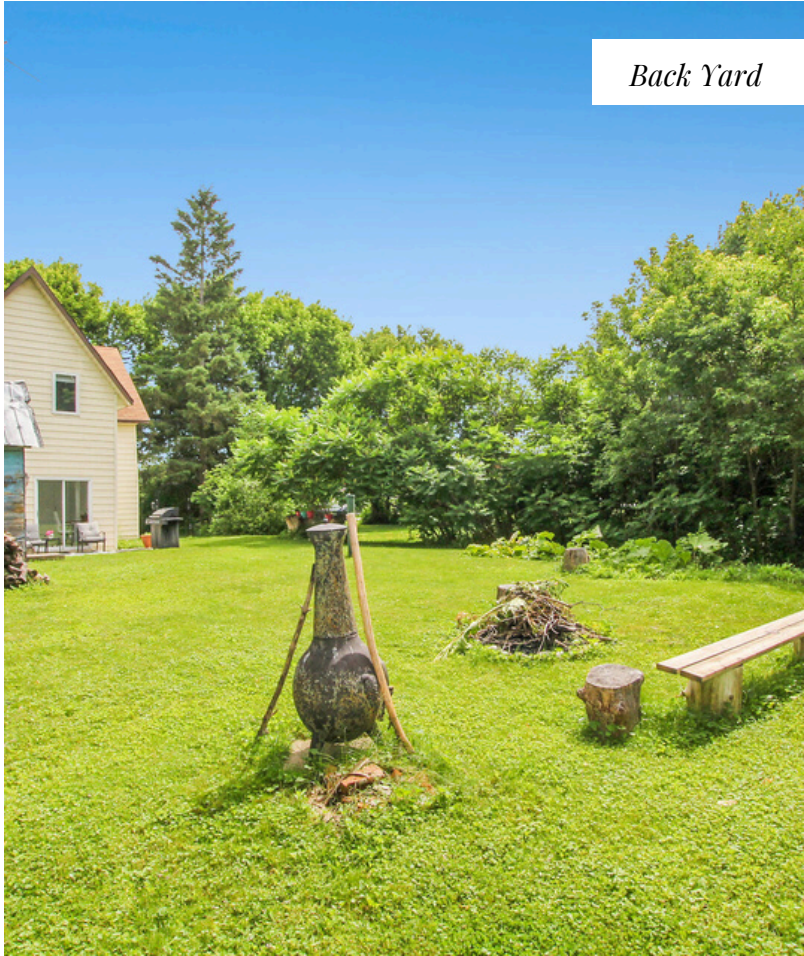
Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Drapery Tracks, Hot Water Tank, Reverse Osmosis Water Treatment System just in kitchen (2021), UV filter throughout, 2 sump pumps,

Rental Equipment: None

Water: Drilled well and dug well. (Currently connected to dug well however drilled well still operable)

Sewer: Septic System

Possession: TBD



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