



3 Bridle Court

WALKTHROUGH



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Property Overview

Welcome to this amazing, well-appointed 4 bedroom, 6 bathroom detached home in the heart of Hunt Club. Nestled at the back of a quiet cul da sac on a reverse pie shape lot, your dream home awaits.

An inviting entranceway with high ceilings leads you to the spacious Irpinia Chef Kitchen with a custom quartz island, high-end appliances and tons of cabinet space. Overlooking the kitchen is the spacious living room complete with one of two fireplaces, surround sound system and an abundance of natural light. The dining room is perfect for entertaining. Finishing off this main level is a home office, mud room and luxurious powder room featuring marble flooring.

The 2nd level features a beautifully designed primary bedroom, with hardwood floors, gorgeous walk in closet and spa-like ensuite bathroom that includes steam shower, soaker tub and his & hers vanities. 3 additional bedrooms - one with its own ensuite bathroom, a 4pc bathroom and convenient 2nd floor laundry complete this upper level.

The basement provides additional living space with vinyl flooring for the kids to run around. A powder room and plenty of storage space are also found here in this lower level.

Serenity awaits in your backyard oasis, you will never want to leave! This space features a custom saltwater pool with waterfall feature, 20x25ft gazebo, custom designed shed with bathroom/storage room and lawn with artificial turf. The backyard is meant for entertaining and enjoyment with very low maintenance. This impressively designed backyard will take your breath away. Many updates throughout inside and out. Well located and close to many excellent amenities, you will surely be pleased to call 3 Bridle Court home.



Kitchen



3 Bridle Court



Kitchen

Dimensions

MAIN LEVEL:

Foyer	15' 5" x 12'
Living Room	24' 6" x 17' 10"
Dining Room	15' 10" x 11' 11"
Kitchen	20' 3" x 17' 10"
Eating Area	9' 9" x 9' 7"
Office	8' 8" x 8' 8"
Powder Room	6' 11" x 4' 7"
Mudroom	12' x 8' 11"

LOWER LEVEL:

Great Room	36' 4" x 35' 3"
2pc Bathroom	6' 10" x 3' 6"

SECOND LEVEL:

Primary Bedroom	15' 8" x 15' 3"
4pc Ensuite	21' 3" x 10' 6"
Bedroom	11' 10" x 11' 8"
Bedroom	8' x 5' 8"
Bedroom	15' 11" x 11' 11"
4pc Ensuite	10' 9" x 8' 7"
4pc Bathroom	8' 3" x 5' 4"
Laundry	



4 Bedrooms



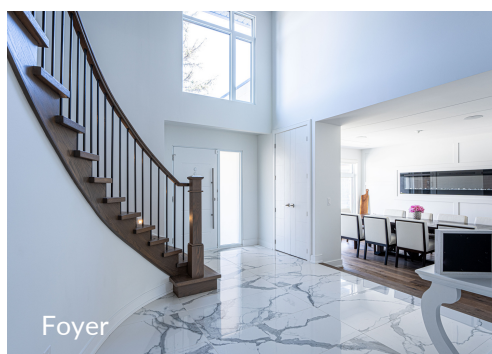
6 Bathrooms



Taxes \$10,880/2022
(estimated)



3 Bridle Court



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Staircase



Master Bedroom



Ensuite



Ensuite



Ensuite



Ensuite



Ensuite





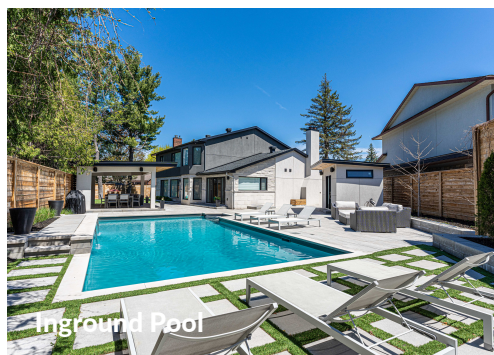
Summer Backyard



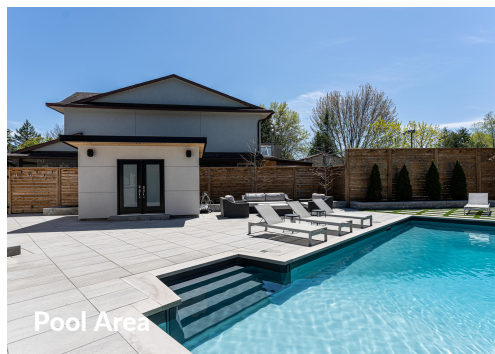
Backyard



Inground Pool



Inground Pool



Pool Area



Change Room



Change Room



3 Bridle Court



Property Features & Upgrades

Brand New Interior (2018 renovation)

- Framing
- New additions over garage
- Steel beams
- Footings in basement to support new beams for open concept
- Subfloor
- Windows & exterior doors
- HVAC runs
- Insulation all walls r-22 attic r-60 garage and back wall of home spray foam
- Electrical (copper new panel)
- Plumbing(supply and drainage)
- Drywall
- Hardwood (white oak 7.5 Engineered)
- All finished plumbing (tubs, sinks, faucets, toilets wall hung and floor mounted, steam shower: Mr. Steam 10k)
- Primary ensuite
- Tile floors & walls
- Irpinia Kitchen and all millwork in entire home
- Stoves: Wolf 48" gas electric stoves (2) \$25k
- Kitchen hood fan (retail 7k Decor brand)
- Wine fridge bar fridge
- Full-size side-by-side fridge and freezer
- Fireplace gas and dining room electric
- Trim and interior doors
- Window covering 15 k
- Custom home theatre in family room speakers and built in wall sub and amp
- Russound amp controlled by phone/app for speakers in home, 4 zones (master bath, kitchen, dining room, back yard)

Basement (2022):

- Framing
- Insulation
- Plumbing
- Electrical
- Drywall

Exterior (2018/2019):

- Roof (2018)
- 4 cameras on exterior
- Stone Renaissance
- Stone Shadow
- Stucco 3 inch
- Soffit Facia and Eavesdrop-down Piping
- Tongue & Groove Cedar
- Glass Garage Door with quiet side mount lift
- Professional caulking





Property Features & Upgrades

Pool:

- Pool 18' x 38', installed sub base 3 ft around pool to support brick (concrete, wire mesh, rebar)
- New liner
- New 8ft step
- New lights
- New 2 inch lines from pool to filter heater all piping and lines new
- New skimmer
- New pool equipment pump & filter
- 2x 3ft waterfalls installed in walls
- New panel for automation system

5k, controls pool through phone app

Change room pool shed:

- Engineered slab
- Wood frame
- Flat roof
- Insulation
- Electrical
- 2 speakers for audio exterior grade
- Plumbing for faucet and toilet sump pit to house
- Drywall
- Tile walls and floors
- Windows and doors all new hardware
- Trim & doors
- Caulking sealed professionally installed

Gazebo 20' x 25':

- Engineered slab 2 1/2 feet deep
- Steel from with post and beams welded on site
- Flat roof
- Cedar and stucco finish
- Electrical for tv and lights, plugs
- Caulking professionally installed
- 2 speakers for audio, exterior grade

Hard and soft scape 2020:

- Front and back yard
- Interlock pavers, flower beds, retaining walls
- Artificial turf
- Trees, shrubs
- Driveway asphalt
- Landscape lighting
- 2 custom window wells built with stone and custom steel grills covering



Neighbourhood Information





3 Bridle Court

Ottawa, ON

HOODQ ADDRESS REPORT™

Ryan Benjamin

16138633222

<http://ryanbenjamin.ca>



SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.

Bayview PS

Designated Catchment School

Grades PK to 4

185 Owl Dr

Fielding Drive PS

Designated Catchment School

Grades 4 to 8

777 Fielding Dr

ÉSP Omer-Deslauriers

Designated Catchment School

Grades 7 to 12

159 Chesterton Dr

General Vanier PS

Designated Catchment School

Grades PK to 3

1025 Harkness Ave

Brookfield HS

Designated Catchment School

Grades 9 to 12

824 Brookfield Rd

ÉEP Gabrielle-Roy

Designated Catchment School

Grades PK to 6

3395 D'Aoust Ave



PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Uplands Park

3165 Uplands Dr



4 mins



Uplands Riverside Park

3860 Riverside Dr



11 mins



Riverwood Park

22 Kimberwick Cres



8 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds

1 Rink

2 Tennis Courts

3 Basketball Courts

1 Sports Field

3 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 81 minute walk away.



Nearest Rail Transit Stop

Carling At O-Train Station (B)



Nearest Street Level Transit Stop

Uplands At Rich Little



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 7.59km.



The Ottawa Hospital - Civic Campus

1053 Carling Ave



Fire Station

3336 McCarthy Road



Police Station

474 Elgin Street

HoodQ

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Are you interested in this property?

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to book a viewing!

