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# 1961 CEDARLAKES WAY

*Ottawa* ONTARIO K4P 1P2

 **Ryan Benjamin**  
Wealth. In Mind.



# Property Overview

Indulge in the epitome of luxury living with this captivating 4-bedroom, 5-bathroom sanctuary nestled on a serene cul-de-sac. Enter into a realm of elegance as the main level unveils a culinary masterpiece: a state-of-the-art kitchen complete with a sleek breakfast bar, sunlit eating area, and a cozy living room adorned with a majestic fireplace. Hosting guests is a breeze in the spacious dining area, while productivity flourishes in the adjacent office space.

Ascend the grand staircase to discover the pinnacle of opulence: a lavish primary bedroom sanctuary boasting an ensuite bath and a palatial walk-in closet. Three additional generously sized bedrooms offer comfort and privacy, complemented by the convenience of a Jack & Jill bathroom with double sinks and an ensuite full bathroom adorned with quartz counters.

Every detail exudes sophistication, from the porcelain tile flooring that graces the main level to the maple hardwood stairs and flooring that adorn the second level. Luxuriate in the comfort of heated floors in both the master and basement bathrooms.

Entertainment knows no bounds with a fully finished basement, complete with an additional full bathroom. Natural light floods every corner of this abode, courtesy of expansive windows that invite the outdoors in. Step outside to your own private oasis, where a covered patio beckons relaxation, a sprawling deck surrounds the inviting pool, and a bubbling hot tub awaits. Gather around the backyard fire pit under the stars, serenaded by custom lighting and outdoor speakers.

Embrace the convenience of an oversized garage boasting 12-foot ceilings and in-ceiling speakers, offering ample space for up to five cars. This is more than just a home; it's a masterpiece of modern living, meticulously crafted for those who demand nothing but the best. Welcome to your forever haven.





## Dimensions

### MAIN LEVEL:

Foyer	17'0" x 9'3"
Office	13'7" x 9'7"
Dining Room	13'8" x 12'0"
Kitchen	17'0" x 9'3"
Eating Area	9'5" x 8'6"
Living Room	13'3" x 23'5"
Partial Bath	3'9" x 5'3"

### LOWER LEVEL:

Rec Room	26'0" x 32'0"
Storage Room	20'0" x 13'3"
Full Bathroom	9'8" x 4'8"
Other	12'9" x 8'0"

### SECOND LEVEL:

Primary Bedroom	14'0" x 15'5"
5pc Ensuite Bathroom	24'0" x 6'8"
Walk In Closet	16'2" x 7'2"
Bedroom	12'7" x 11'4"
Bedroom	11'3" x 11'2"
Bedroom	11'8" x 13'6"
3pc Ensuite Bathroom	9'3" x 6'4"
Jack & Jill Bathroom	7'8" x 7'9"
Laundry	8'0" x 9'2"



4 Bedrooms



5 Bathrooms



Taxes \$7,146

estimated

Room measurements are approximate and to be verified by Buyer.



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5  
4





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# Property Features & Upgrades

## Interior Features

### Kitchen

- Large custom islands with quartz counter tops
- Oversized side by side fridge/freezer combo
- Large walk-in pantry
- Coffee station/wet bar with custom cabinetry & wine storage
- Updated light fixtures
- High end stove top and built in oven
- Eat-in breakfast nook with bench
- Porcelain tile flooring

### Living Room

- Gas fireplace with brick veneer
- Large windows
- Porcelain tile flooring
- Pot lights throughout

### Den

- Porcelain tile flooring
- Large windows

### Staircase

- Maple hardwood flooring

## Interior Features

### Primary Bedroom

- Large primary with ensuite & walk in closet
- Ensuite with heated floors, double sink, soaker tub, surround sound speakers & make up station

### Bedroom 2 & 3

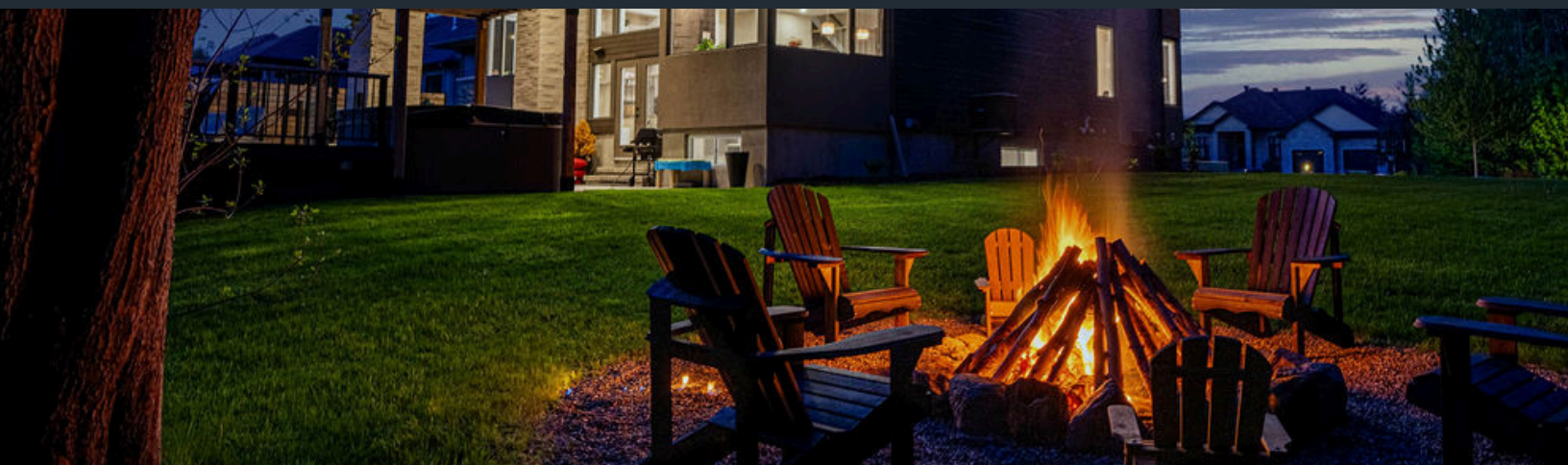
- Spacious bedrooms with walk in closets and Jack & Jill bathroom

### Bedroom

- 3 piece ensuite bathroom

### Basement

- 4 piece bathroom with heated floors
- Office nook/storage under stairs
- Large utilities room with water treatment system
- Spacious rec room with big bright windows and thick under pad
- Custom shelving unit system



# Property Features & Upgrades

## Exterior Features

### Backyard

- Above ground pool
- Custom deck with glass/spindle railing
- Covered patio with interlock
- Gas hook up BBQ
- Hot tub with covered gazebo
- Fire pit
- Speaker system
- Backing on a ravine (no rear neighbours)
- Irrigation system
- Private cul-de-sac

### Garage

- Oversized
- Heated
- 5 car parking
- 12 ft ceilings
- Custom shelving
- Speaker system
- 3 car garage openers







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## Neighbourhood Information



### Schools



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

#### Greely HS

Grades PK to 6  
7066 Parkway Rd

#### ÉEP Michel-Dupuis

Grades PK to 6  
715 Brian Good Ave

#### St. Mary CES

Grades JK to 6  
5536 Bank St

#### Castor Valley ES

Grades PK to 8  
2630 Greys Creek Rd

#### St. Mark CHS

Grades 7 to 12  
1040 Dozois Rd

#### ÉSP Pierre-de-Blois

Grades 7 to 12  
1310 Chapman Mills Dr

### 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.

#### Josee Anselmo Memorial Park

6499 Princiotta St



9 Mins

#### Greely West Park

6485 Greely West Dr



15 Mins

#### Fern Park

6462 Deer Valley Crescent



13 Mins

#### FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 1 Rink
- 2 Basketball Courts
- 1 Ball Diamond
- 1 Sports Field
- 1 Trails

### Transit

For convenient travel around the city, public transit is accessible from this home.

#### Nearest Street Level Transit Stop

Orchardview Living Centre

14 Mins

### 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 - General Campus

501 Smyth Rd



#### Fire Station

6891 Parkway Rd



#### Police Station

2670 Queensview Drive



# Are You Interested in This Property?

Call [613.863.3222](tel:613.863.3222) or email  
[ryan@ryanbenjamin.ca](mailto:ryan@ryanbenjamin.ca)  
to book a viewing!



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