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# 1818 CEDARLAKES WAY

*Ottawa* ONTARIO K4P 1P2

 **Ryan Benjamin**  
Wealth. In Mind.



# Property Overview

This beautiful 5-bedroom, 7-bathroom lakefront home is perfectly situated on a family-friendly street, offering both tranquility and convenience. The home is designed to be multi-functional, making it ideal for a multi-generational family or an excellent opportunity to generate passive income. Upon entering, you are greeted by a bright and airy open-concept kitchen and great room, complete with a cozy fireplace and stunning views of the lake. This space seamlessly flows into a dining room that is perfect for hosting large family gatherings or entertaining guests.

The second floor features a luxurious primary bedroom suite, which includes a massive walk-in closet and a spa-like ensuite bathroom. This ensuite is equipped with a double vanity, a soaker tub, and a shower, along with a private balcony that offers serene lake views. Additionally, there are two spacious bedrooms and another well-appointed bathroom to complete the second floor.

The main floor also boasts a massive mudroom, equipped with a washer and dryer, and beautifully designed shelving for ample storage. This mudroom leads you to a secondary living space, which includes a full custom kitchen, a comfortable bedroom, a full bathroom, and a living room that opens onto a covered porch. This secondary living space is perfect for guests, in-laws, or as a rental unit.

The basement is an entertainer's dream, featuring a spacious recreation room with multiple bathrooms, office space, and storage rooms. It also has a separate entrance from the three-car garage, providing additional convenience and privacy.

The outdoor area of this home is equally impressive, with a large patio deck and an interlock patio that are perfect for outdoor entertaining. The yard also includes a sandy beach area, allowing you to enjoy the waterfront in your own backyard. An annual association fee of \$180 ensures the maintenance and upkeep of the surrounding area, adding to the overall appeal and value of this stunning lakefront property.





## Dimensions

### MAIN LEVEL:

Foyer	
Dining Room	17'0" x 11'2"
Kitchen	20'0" x 10'5"
Living Room	20'0" x 18'0"
Partial Bath	
Mud Room	

### LOWER LEVEL:

Office	15'0" x 9'10"
Family Room	19'0" x 18'0"
Full Bathroom	11'8" x 6'0"
Bedroom	13'0" x 12'2"
Full Bathroom	10'0" x 7'0"
Gym	15'5" x 10'0"
Storage	
Workshop	

Room measurements are approximate and to be verified by Buyer.

### MAIN LEVEL:

Foyer	12'0" x 5'10"
Living Room	19'8" x 15'2"
Siting Room	8'3" x 8'0"
Kitchen	14'5" x 12'5"
Primary Bedroom	17'0" x 12'5"
Ensuite 4 Piece	
Sunroom	10'0" x 9'5"

### SECOND LEVEL:

Primary Bedroom	16'0" x 13'5"
Ensuite 5 Piece	13'0" x 8'5"
Bedroom	15'5" x 13'0"
Bedroom	13'8" x 11'2"
Full Bathroom	



5 Bedrooms



7 Bathrooms



Taxes \$9,049

estimated



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7  
5





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# Property Features & Upgrades

## Property Details

- Built Above Water Table Level: Ensures a dry foundation and reduces the risk of flooding.
- Main and Secondary Sump Pumps:
  - Primary pump is electric, located in the cold storage.
  - Secondary pump operates on a 12V battery.
  - Alarm system alerts if the water level is high.
  - Both pumps are tested monthly.
  - Rarely needed, even during heavy rains.
- Electrical Panels:
  - Two separate 200 amp electrical panels, one on each side of the home.
- Independent Air Handling Systems: Each area of the home has its own system for optimal climate control.
- Cold Storage:
  - Bonus oversized 250 sq ft cold storage located in the lower level.
- Generator with Panel: Backup power supply ensures continued functionality during outages.
- Stairs to Basement from Garage: Convenient access between the garage and the basement.
- Large Mudroom/Laundry:
  - Common space with ample room for storage and activities.
  - Fire door separates the two dwellings for added safety.
- Security Camera Outlets:
  - Installed at front doors, backyard, garage, main level, and patio door for comprehensive security coverage.
- Central Vacuum Rough-In: Pre-installed piping for easy central vacuum system installation.



# Property Features & Upgrades

## Property Highlights

- Multigenerational Home:
  - Side-by-side separate dwellings, each with its own entrance and lower level space.
- In-Law Suite:
  - Perfect for extended family or as a guest accommodation.
- Passive/Rental Income Potential:
  - The in-law suite can be easily rented out for additional income, providing financial flexibility and security.
- Bright Open Plan Kitchen & Great Room:
  - Each side features a spacious kitchen and great room with a cozy fireplace.
- Separate Access to Lakefront:
  - Direct access for each dwelling to the lakefront.
- Sand Beach:
  - French drain installed to prevent erosion and keep beach sand dry.
- Gradual Shoreline Slope:
  - Shoreline has a gradual slope to a final 12-foot depth.
- Future Electrical Needs:
  - Underground wire installed near shoreline for future electrical needs.
- Irrigation System:
  - Underground sprinklers with 8 zones.
- Gardens:
  - Four raised bed gardens, including two kit gardens.





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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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