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1818 CEDARLAKES WAY

ONTARIO K4P 1P2







# **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"

20'0" x 18'0" **Living Room** 

Partial Bath

Mud Room

#### **LOWER LEVEL:**

Office 15'0" x 9'10"

Family Room 19'0" x 18'0"

11'8" x 6'0" **Full Bathroom** 

13'0" x 12'2" **Bedroom** 

10'0" x 7'0" Full Bathroom

15'5" x 10'0" Gym

Storage

Workshop

Room measurements are approximate and to be verified by Buyer.



**MAIN LEVEL:** 

Foyer 12'0" x 5'10"

19'8" x 15'2" **Living Room** 

Siting Room 8'3" x 8'0"

14'5" x 12'5" Kitchen

17'0" x 12'5" **Primary Bedroom** 

Ensuite 4 Piece

10'0" x 9'5" Sunroom

**SECOND LEVEL:** 

**Primary Bedroom** 16'0" x 13'5"

Ensuite 5 Piece 13'0" x 8'5"

Bedroom 15'5" x 13'0"

13'8" x 11'2" Bedroom

Full Bathroom





🗂 7 Bathrooms



**逾 Taxes \$9,049** 



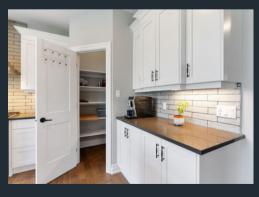






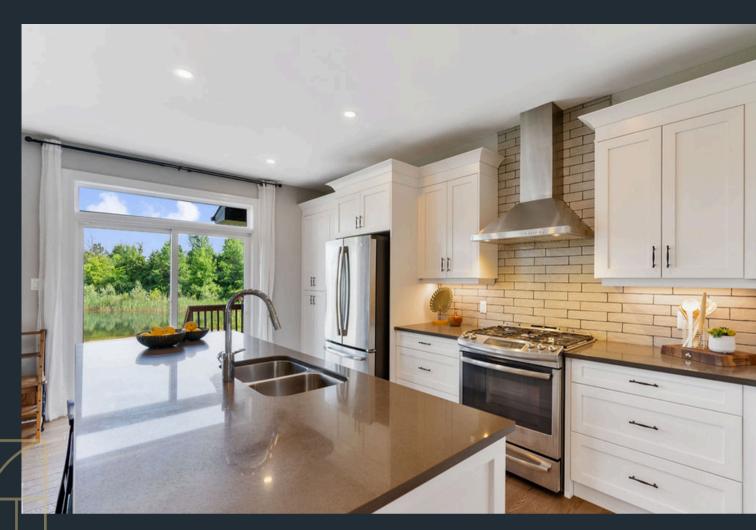






















































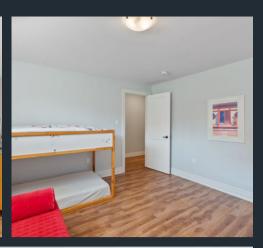




















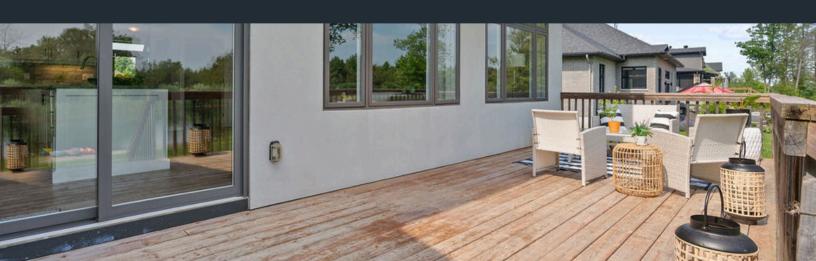


# Property Features & Upgrades

#### **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.

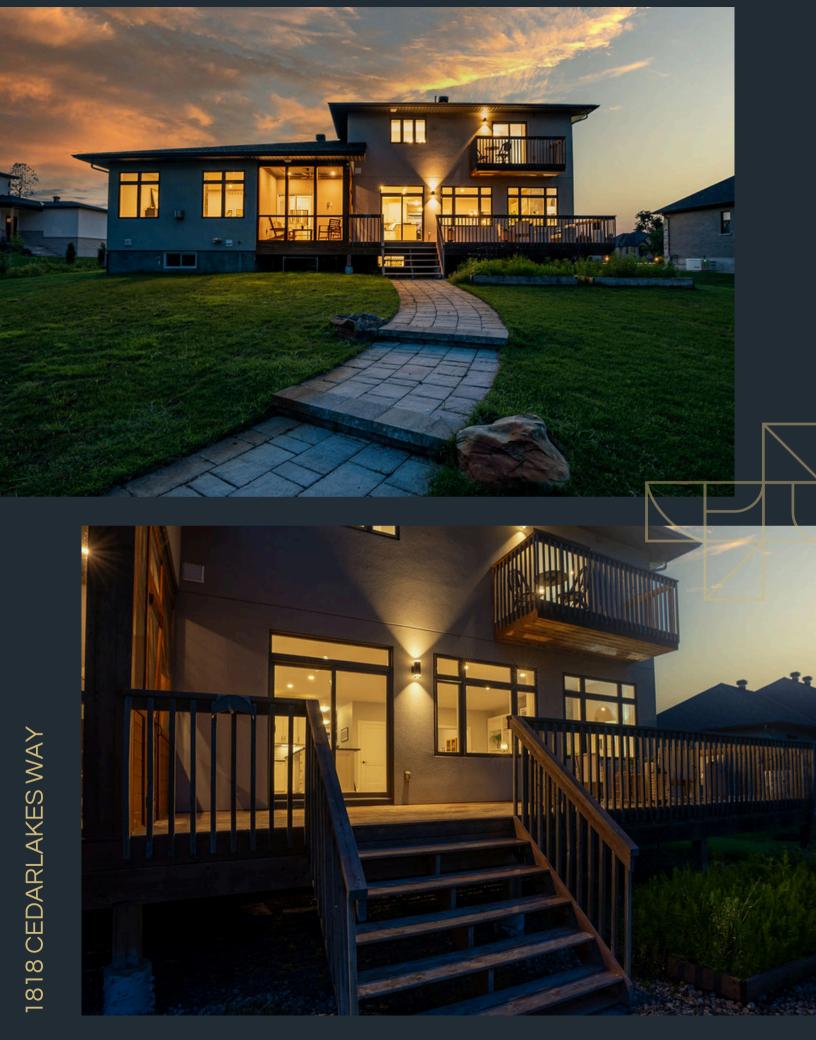


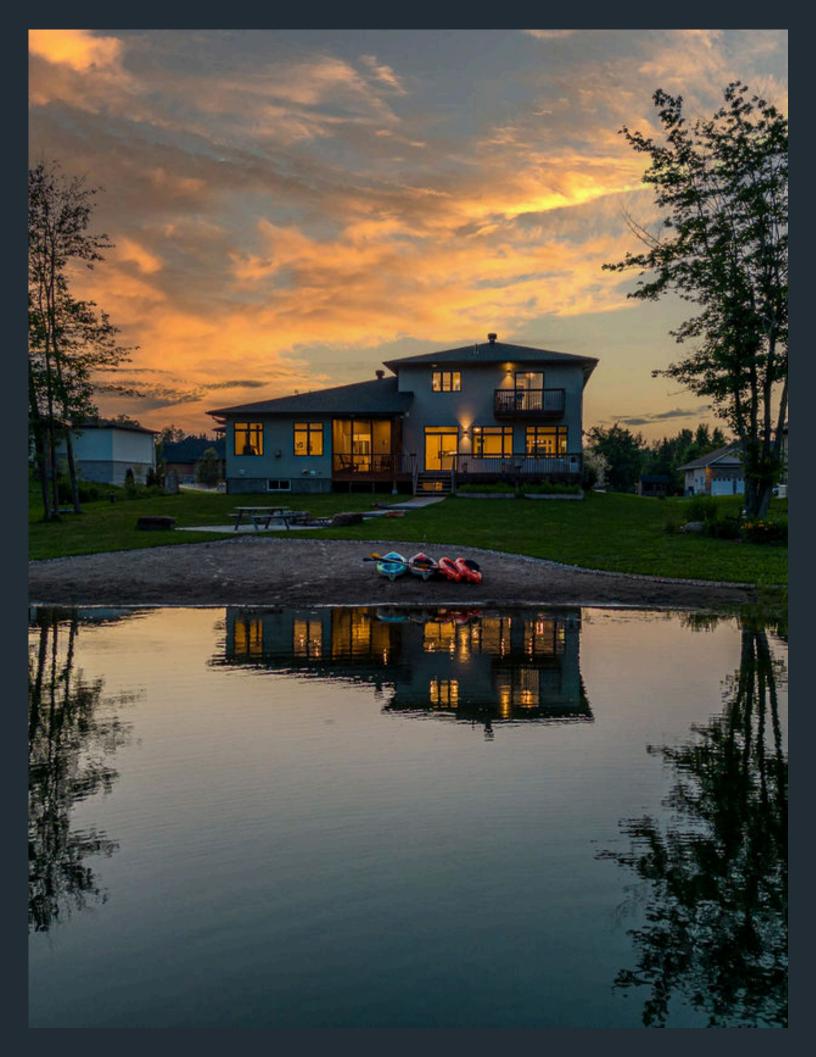
# Property Features & Upgrades

# **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.





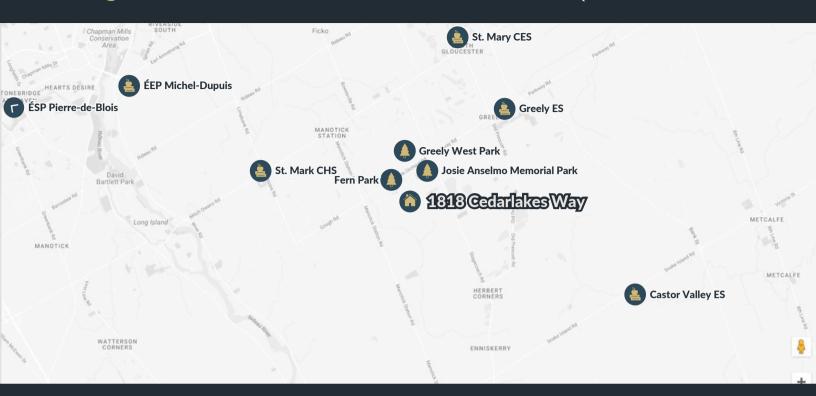


# **Neighbourhood Information**

# 1818 Cedarlakes Way

Ottawa. ON

HOODQ ADDRESS REPORT™



## 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 Parkwav Rd

#### **Castor Valley ES**

Grades PK to 8 2630 Greys Creek Rd 1040 Dozois Rd

### ÉEP Michel-Dupuis

Grades PK to 6 715 Brian Good Ave

#### St. Mark CHS

Grades 7 to 12

#### St. Mary CES

Grades JK to 6 5536 Bank St

#### 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



#### Fern Park

6462 Deer Valley Crescent



## ∱ 9 Mins

# **Greely West Park**

6485 Greely West Dr







#### FACILITIES WITHIN A 20 MINUTE WALK

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

# **Transit**

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

Nearest Street Level Transit Stop Orchardview Living Centre



## 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 or email ryan@ryanbenjamin.ca to book a viewing!

