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3 BRIDLE COURT

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 **Ryan Benjamin**
Wealth. In Mind.



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-de-sac on a reverse pie-shaped lot, your dream home awaits.

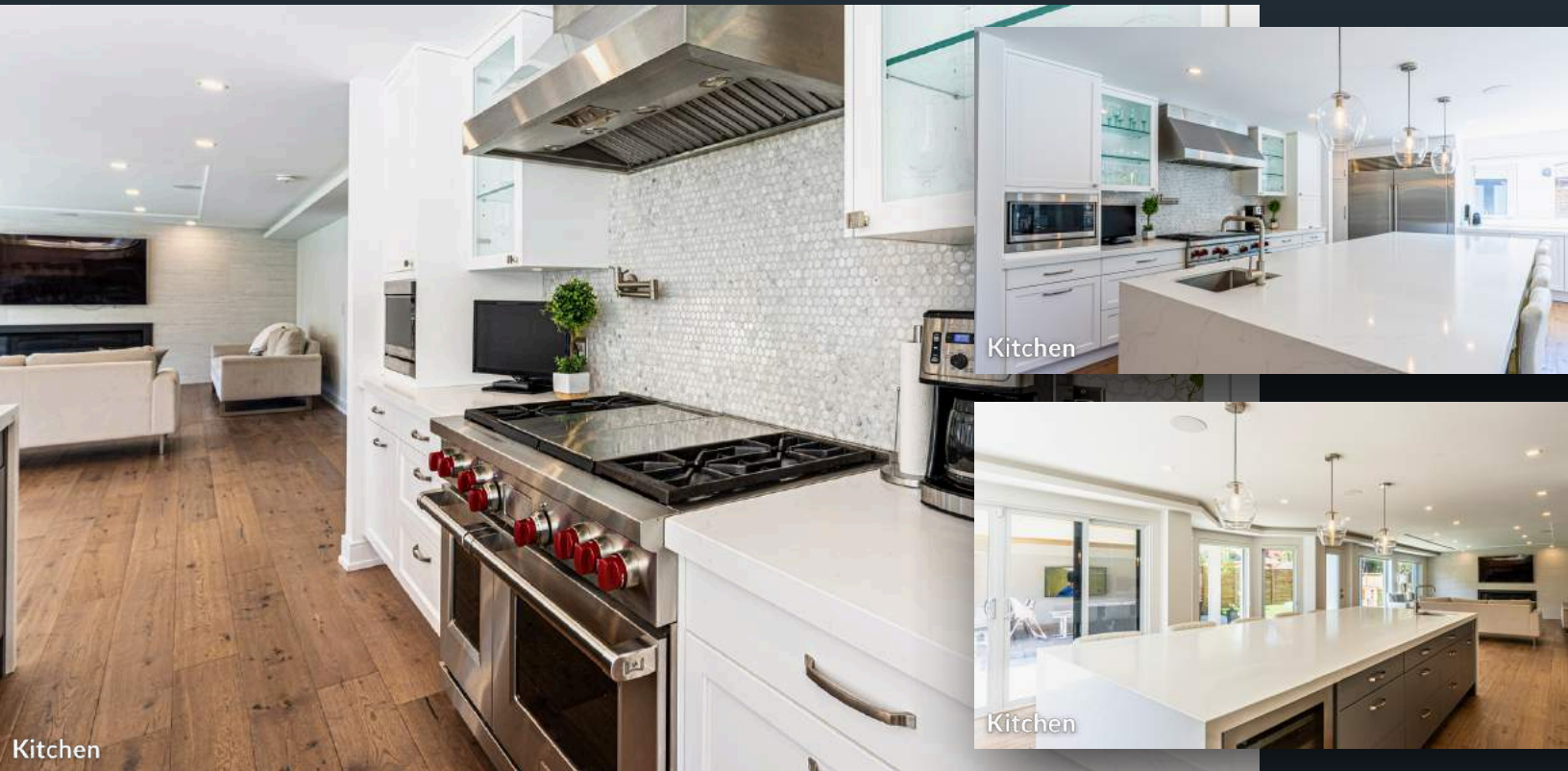
An inviting entranceway with high ceilings leads you to the spacious Irpinia Chef Kitchen with a custom quartz island, high-end appliances and tons of cabinet space. Overlooking the kitchen is the spacious living room complete with one of two fireplaces, surround sound system and an abundance of natural 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.





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 \$11,174
estimated

Room measurements are approximate and to be verified by Buyer.



3 BRIDLE COURT



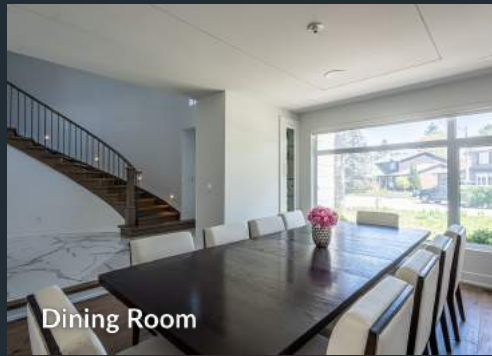
3 BRIDLE COURT



Living Room



Living Room



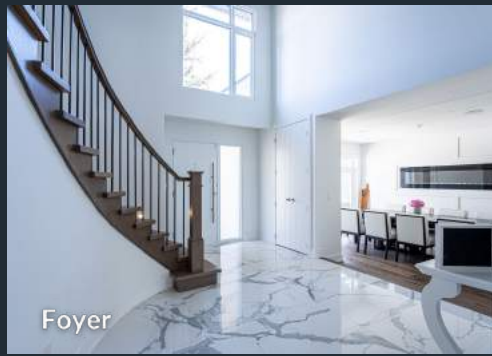
Dining Room



Dining Room



Kitchen



Foyer



Powder Room





Staircase



Master Bedroom



Ensuite



Ensuite



Ensuite



Ensuite



Ensuite





Inground Pool



Backyard



Inground Pool



Backyard



Pool Area



Change Room



Change Room





Foyer



Second Bedroom



Third Bedroom



Walk-In Closet



Laundry



4pc Bathroom



Ensuite



Property Features & Upgrades

Brand New Interior (2018 renovation):

- Framing, including new additions over the garage and steel beams.
- Basement footings to support new beams for an open concept.
- Subfloor installation.
- Upgraded windows and exterior doors.
- Installation of HVAC runs.
- Wall insulation with R-22, attic insulation with R-60, and spray foam insulation for the garage and back wall.
- Electrical rewiring with copper and installation of a new panel.
- Plumbing upgrades for both supply and drainage systems.
- Drywall installation throughout.
- White oak engineered hardwood flooring (7.5 inches).
- Complete installation of finished plumbing fixtures, including tubs, sinks, faucets, toilets (wall-hung and floor-mounted), and a high-end steam shower by Mr. Steam.
- Renovation of the primary ensuite.
- Tile flooring and walls.
- Irpinia kitchen and millwork throughout the home.
- Installation of two Wolf 48" gas-electric stoves and a \$7k Decor brand kitchen hood fan.
- Addition of a wine fridge and bar fridge.
- Installation of a full-size side-by-side fridge and freezer.
- Gas fireplace and electric fireplace in the dining room.
- Trim work and interior door installation.
- Window coverings.
- Custom home theatre setup in the family room, including speakers, a built-in wall subwoofer, and an amplifier.
- Russound amplifier controlled by phone/app for speakers in four zones: master bath, kitchen, dining room, and backyard.

Basement (2022):

- Framing, insulation, plumbing, electrical, and drywall.



Property Features & Upgrades

Exterior (2018/2019):

- Installation of a new roof in 2018.
- Addition of four exterior cameras.
- Exterior enhancements including Stone Renaissance, Stone Shadow, 3-inch stucco, soffit, fascia, and eavesdrop-down piping.
- Tongue & groove cedar accents.
- Glass garage door with a quiet side mount lift.
- Professional caulking throughout.

Pool:

- Installation of an 18' x 38' pool with reinforced sub base.
- Replacement of the liner and 8ft step.
- Upgrades to lights, lines, skimmer, and pool equipment (pump & filter).
- Addition of two 3ft waterfalls.
- Installation of a new panel for automation, controllable via phone app.

Change Room/Pool Shed:

- Construction of an engineered slab with a wood frame and flat roof.
- Insulation, electrical wiring, plumbing, and drywall installation.
- Addition of exterior-grade audio speakers.
- Plumbing for a faucet and toilet, with a sump pit connection to the house.
- Upgraded windows and doors with new hardware.
- Professional caulking.

Gazebo (20' x 25'):

- Construction of an engineered slab with a steel frame and flat roof.
- Cedar and stucco finish.
- Electrical wiring for TV, lights, and plugs.
- Exterior-grade audio speakers.
- Professional caulking.

Hard and Soft Scape (2020):

- Landscaping of the front and back yards with interlock pavers, flower beds, and retaining walls.
- Installation of artificial turf, trees, and shrubs.
- Asphalt driveway construction.
- Landscape lighting installation.
- Custom window wells built with stone and custom steel grills covering.





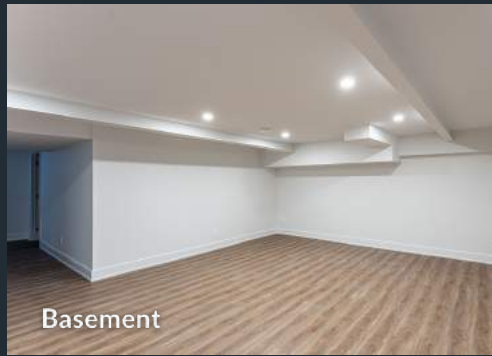
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Basement Greatroom



Basement



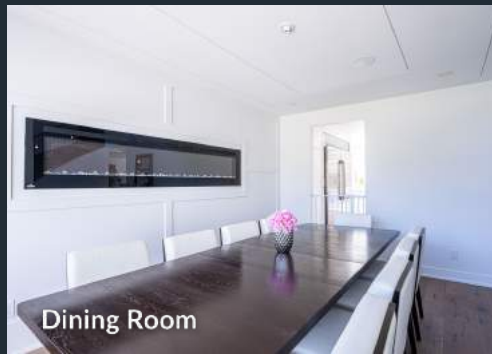
Basement



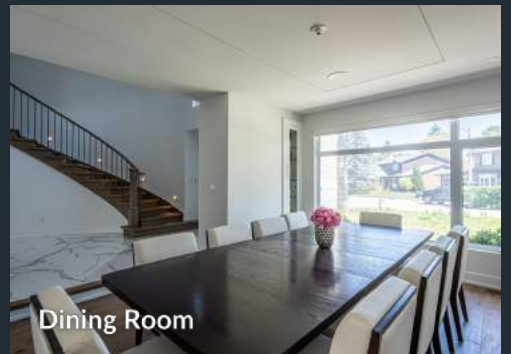
Basement



Mudroom



Dining Room



Dining Room

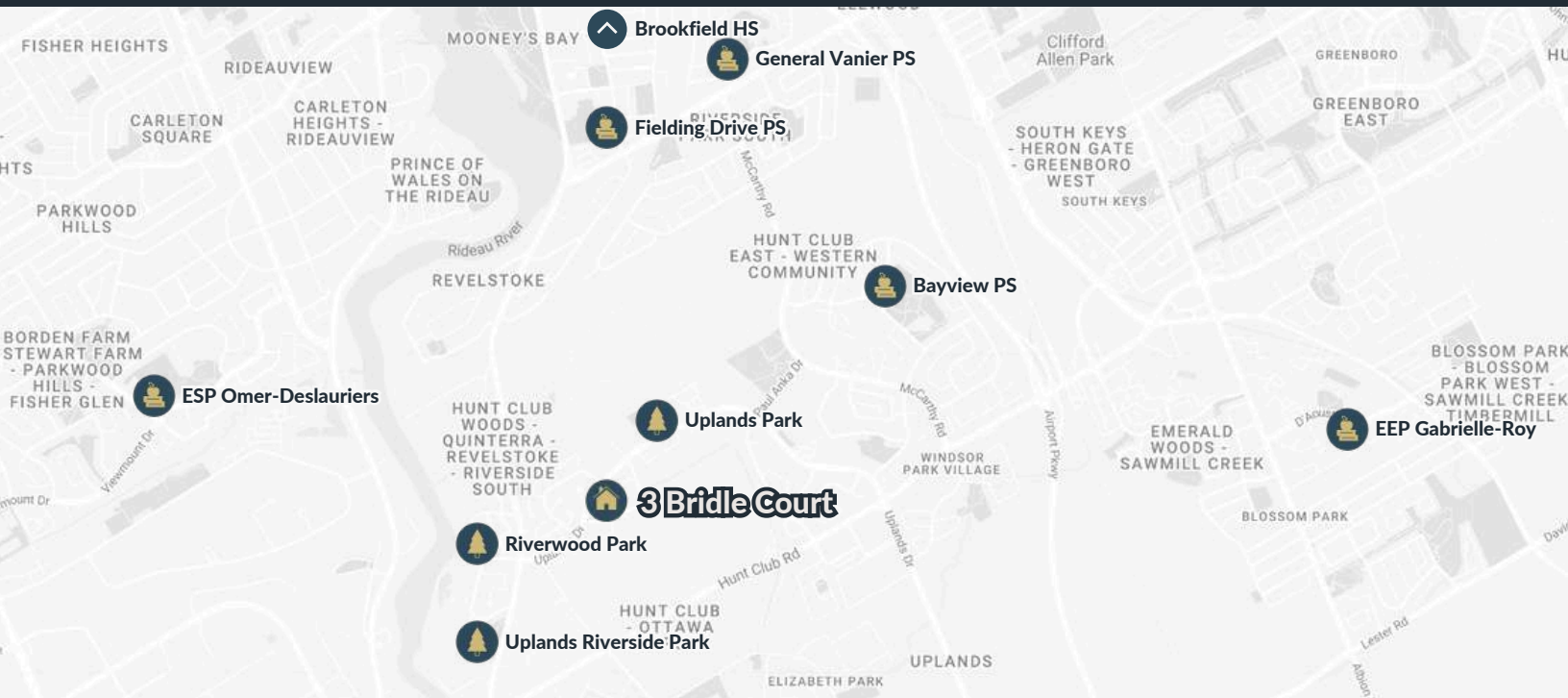


3 Bridle Court

Ottawa, ON

HOODQ ADDRESS REPORT™

Neighbourhood Information



Schools



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

Bayview PS

Grades PK to 4
185 Owl Dr

ESP Omer-Deslauriers

Grades 7 to 12
1 S9 Chesterton Dr

Brookfield HS

Grades 9 to 12
824 Brookfield Rd

Fielding Drive PS

Grades 4 to 8
777 Fielding Dr

General Vanier PS

Grades PK to 3
1 025 Harkness Ave

EEP Gabrielle-Roy

Grades PK to 6
3395 D'Aoust Ave

Parks & Rec.



This home is located in park heaven, with 3 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 easily accessible with a street transit stop a minute away and a rail transit stop an 81-minute walk away.

Nearest Rail Transit Stop

Carling At O-Train Station (B)

Nearest Street Level Transit Stop

Uplands At Rich Little

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



Are You Interested in This Property?

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



Ryan Benjamin

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