



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Home for sale



Single family home on large lot features 4 bedrooms, 3 full bathrooms, updated flooring, and is freshly painted throughout!

Close to parks, golf, shopping, the airport, and transit, this is a great place to move in and settle down.

1 Woodthrush Green

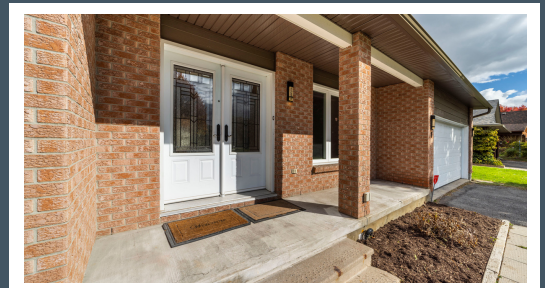
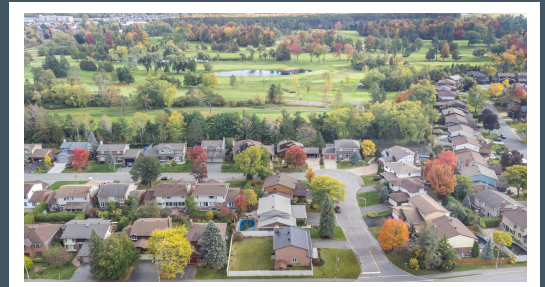
Hunt Club Woods

About this Property

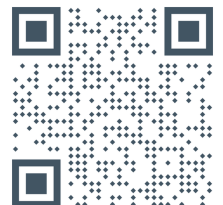
Meticulous single family home on a large lot, within close proximity to the Hunt Club Golf Course & the Ottawa Macdonald-Cartier International Airport

Awesome Features:

- ✓ 4 Bedrooms
- ✓ 3 Bathrooms
- ✓ Hardwood Flooring
- ✓ New Metal Roof - 2023
- ✓ Large Fenced Yard
- ✓ 2 Car Garage



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Incredible Home on Spacious Corner Lot: A Perfect Blend of Style and Comfort

Unveiling Your Dream Home: A 4-Bedroom, 3-Bathroom Haven

Discover the epitome of style and family-friendly comfort in this traditional 4-bed, 3-bath home situated on an oversized corner lot. The perfect fusion of modern elegance and timeless charm awaits as we delve into the exquisite details of this remarkable property.

A Palette of Freshness: Recent Upgrades for Ultimate Comfort

Step into a world of serenity as the entire home has been freshly painted, creating an ambiance that resonates with tranquility. Embracing both form and function, this residence boasts a new metal roof, ensuring durability and aesthetic appeal. The updated high-end siding adds a touch of contemporary flair, making a statement from the curb.

The flooring on the 2nd & lower level of this home has been meticulously updated, ensuring that every step is a luxurious experience. Comfort is not just a feature; it's woven into the very fabric of this home, making it a haven for families seeking the perfect blend of style and functionality.

Versatility Redefined: Main Level Possibilities

The main level of this residence unveils a world of possibilities. The large principal rooms provide a canvas waiting to be reimaged. With a full bath on the main level, the potential for an in-law suite becomes a reality, adding versatility to the layout.

A den with beautiful bay window at just off the foyer is an ideal space for those working or studying from home.

The kitchen, a culinary masterpiece, beckons to be explored. Granite counters exude sophistication, while stainless steel appliances, including a gas stove, elevate the cooking experience. Culinary enthusiasts will find themselves in a haven designed for both efficiency and aesthetic pleasure.

Living space continues to the family room with wood-burning fireplace & picture windows that reveal views to the large backyard.

Elevated Living: Second Level Retreat

Ascending to the second level, you'll discover three generously sized bedrooms, each uniquely appointed for comfort. A full bath complements these living spaces, ensuring convenience for all occupants. The primary bedroom, a sanctuary within itself, features a walk-through closet and a private ensuite, offering a retreat after a long day.

Endless Entertainment: Fully Finished Lower Level

The lower level of this residence is a testament to the commitment to luxurious living. A fully finished lower level welcomes you with an expansive open rec room, complete with a bar area. Two delineated spaces, perfect for a study or gym, add to the versatility of this home, catering to various lifestyle needs.

Your Canvas Awaits: Expansive Lot for Imagination

Set on a large lot, this property extends an invitation to unleash your creativity. Whether envisioning a future play structure, a tranquil gazebo, or a refreshing pool, the expansive space is a blank canvas for your dreams to come to life. Imagination knows no bounds on this remarkable property.

Central Convenience: Proximity to Amenities

Centrally located, this home offers unparalleled convenience. Close proximity to the Hunt Club Golf Course, Ottawa International Airport, a myriad of restaurants, and parks ensures that entertainment and necessities are within reach.

This 4-bed, 3-bath residence on an oversized corner lot is not just a home; it's an experience. From the fresh aesthetics to the versatile layout, every element has been carefully curated to elevate your lifestyle. Your dream home awaits, promising a harmonious blend of style, comfort, and endless possibilities.

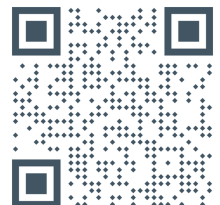
Updates & Upgrades

2023: Metal roof, concrete board siding, fresh paint throughout, carpet on the stairs, kitchen ceiling opened for increased kitchen ceiling height, 2nd level & lower level flooring

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Year Built

-1982

Inclusions

Fridge, stove, dishwasher, washer, dryer, all light fixtures

Main Level

Foyer: 7'5" x 3'11"
Living Room: 17'1" x 11'5"
Dining Room: 11'6" x 11'7"
Kitchen: 11'8" x 8'0"
Eating Area: 11'10" x 7'9"
Den: 11'7" x 9'3"
3 Piece Bathroom: 7'7" x 7'3"
Family Room: 11'8" x 13'11"
Mud Room: 9'10" x 7'11"

Property Tax

~\$6303.78/2023

Exclusions

NIL - all window coverings are virtually staged and not included

2nd Level

Primary Bedroom: 11'9" x 18'1"
Walk-in Closet: 7'1" x 4'4"
3 Piece Ensuite: 8'10" x 4'11"
Bedroom: 9'7" x 13'6"
Bedroom: 11'9" x 10'11"
Bedroom: 9'8" x 13'3"
Main Bathroom: 4'10" x 9'9"

Closing Date

Immediate or To Be Arranged

Rental Items

Tankless water heater

Lower Level

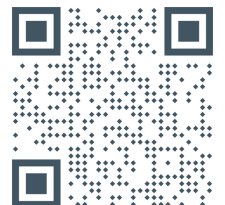
Den: 7'6" x 10'10"
Laundry Room: 9'8" x 6'5"
Recreation Room: 32'8" x 11'2"
Cold Storage Space: 22'9" x 3'3"
Hobby Room: 8'6" x 6'0"
Utility Room: 6'6" x 7'11"
Storage: 10'11" x 6'6"
Storage under stairs: 5'4" x 3'3"
Garage: 17'8" deep x 20'0" wide



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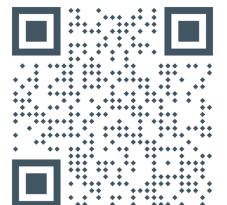
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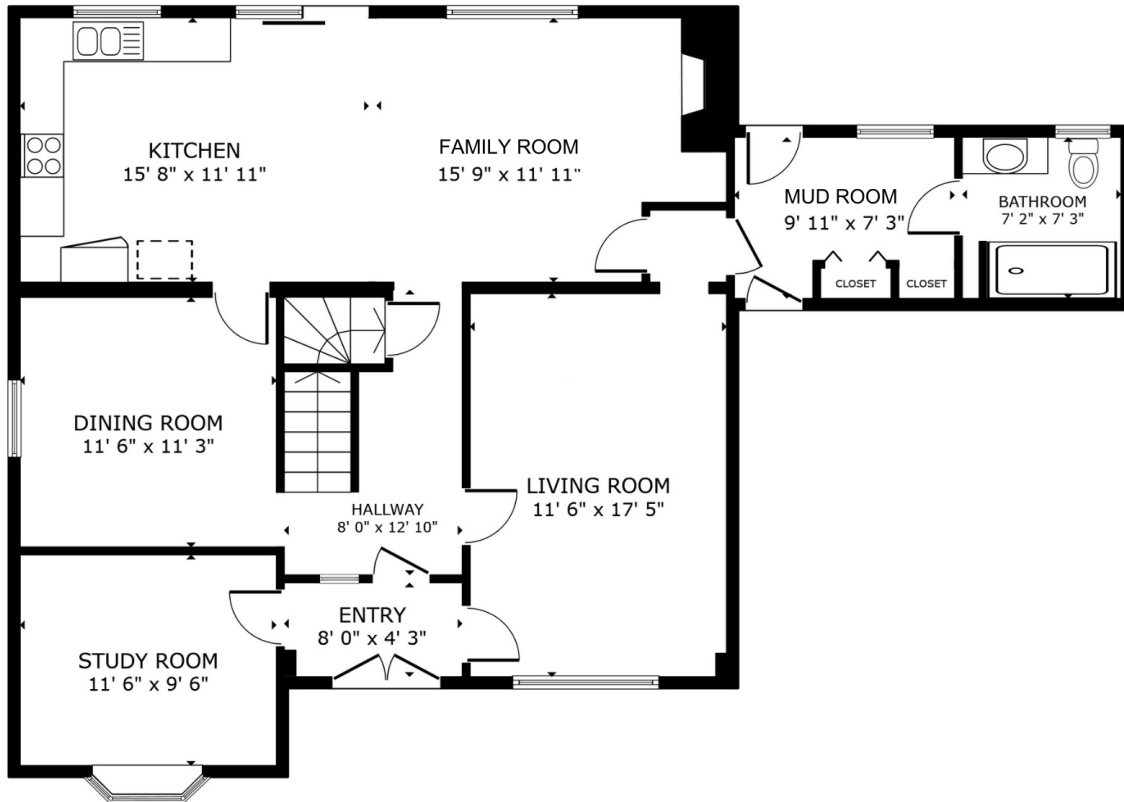


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Floorplans



MAIN LEVEL

GROSS INTERNAL AREA
FLOOR 1 1,153 sq.ft. FLOOR 2 1,121 sq.ft. FLOOR 3 941 sq.ft.
TOTAL : 3,215 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

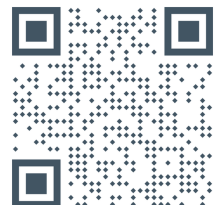
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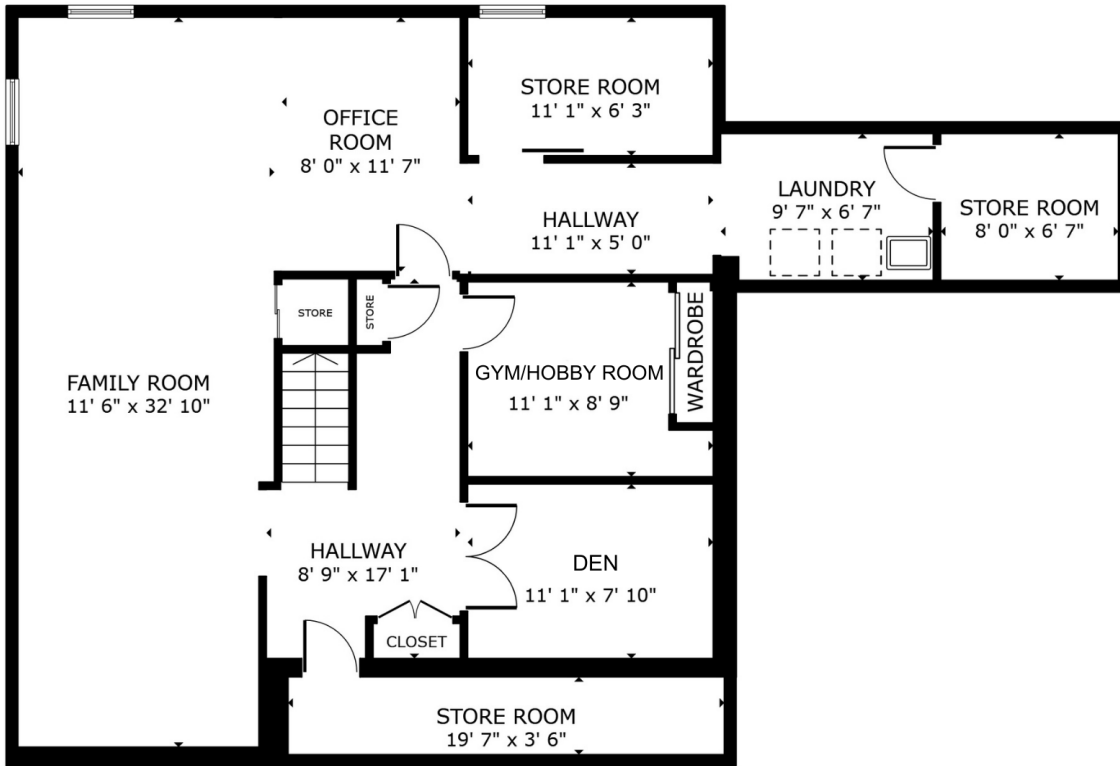


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Floorplans



LOWER LEVEL

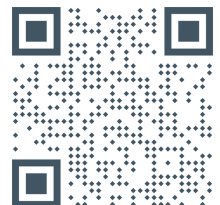
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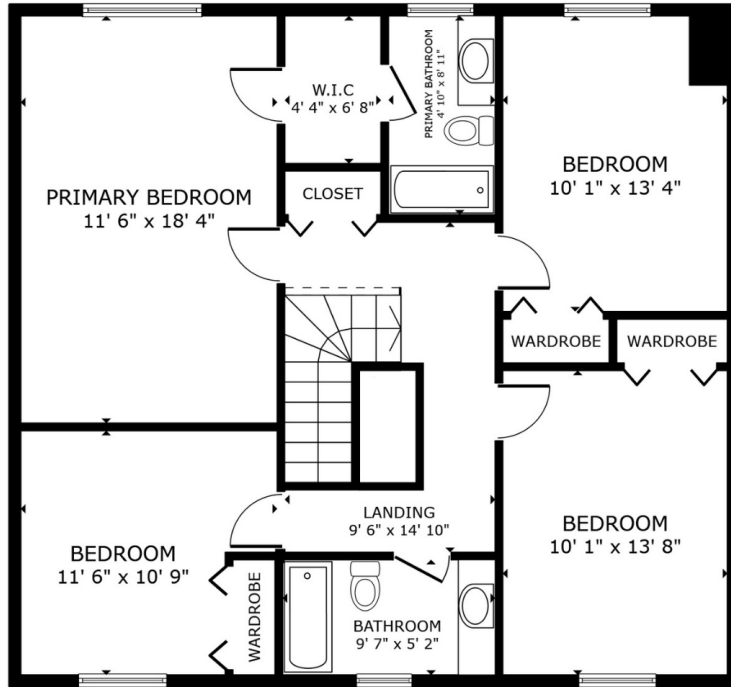


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Floorplans



2ND LEVEL

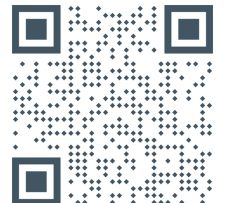
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Points of Interest



Ottawa MacDonal-Cartier
International Airport

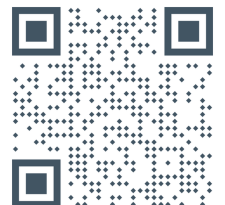
Ottawa Hunt and Golf Club

1 Woodthrus Green

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Lot Measurements as per GeoWarehouse

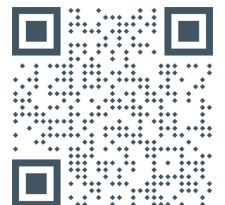
72.69 ft x 95.78 ft x 26.69 ft x 49.94 ft x 104.83 ft



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What's Nearby

Anytime Fitness | 228 Hunt Club Road
Ottawa Hunt and Golf Club | 1 Hunt Club Road
Ottawa Macdonald-Cartier International Airport
Pho Kam Long Restaurant | 3635 Rivergate Way
T&T Supermarket Ottawa Store | 224 Hunt Club Road
The Keg Steakhouse + Bar | 376 Hunt Club Road
Tim Horton's | 372 Hunt Club Drive
Uplands Park | Uplands Drive
Uplands Pathway Network | 81 Country Club Drive
Vittoria Trattoria | 3625 Rivergate Way



Schools in the Area

Public Schools

Bayview Public School | 185 Owl Drive
Brookfield High School | 824 Brookfield Road
Featherson Drive Public School | 1801 Featherston Drive
General Vanier Public School | 1025 Harkness Avenue



Catholic Schools

Holy Family School | 245 Owl Drive
St. Patrick's Intermediate School | 2525 Alta Vista Drive
St. Patrick's High School | 2525 Alta Vista Drive



E&OE schools determined through individual school board locator tools.

Please check with boards for individual needs*

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