



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Bungalow of Your Dreams

Picture perfect, open-concept bungalow with elegant touches throughout promises a lifetime of building memories with loved ones! Situated on a quiet, family-friendly street, and no rear neighbours, this home promises a peaceful retreat with easy access to HWY 416 and approx. 30 minutes to downtown Ottawa.

14 Beggs Court

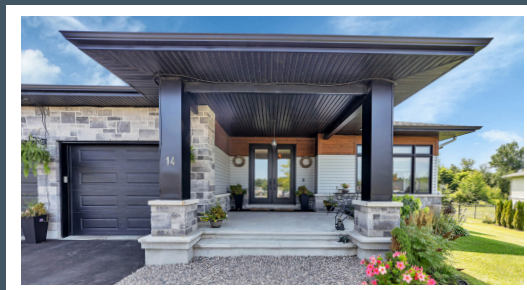
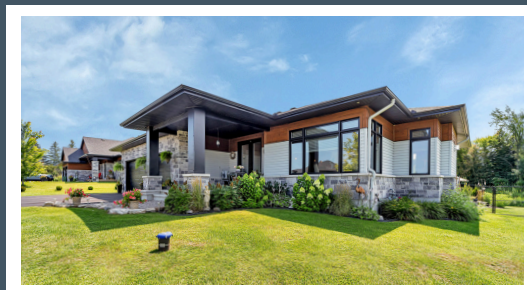
Kars

About this Property

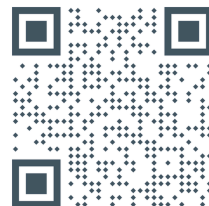
Mackie Homes-built bungalow with thoughtful finishes that are built to last. Main level living offers a finished lower level & backyard that expands the everyday living experience

Awesome Features:

- ✓ 3+1 bedrooms
- ✓ EV charging (outlet only) in 3 car garage
- ✓ Laurysen kitchen
- ✓ Finished lower level
- ✓ 2024 quartz counters in primary & main baths
- ✓ Huge private fenced yard with no rear neighbours



Contact me for more information:
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Lot Measurements as per GeoWarehouse

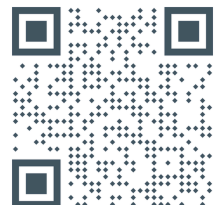
91.65 ft x 261.98 ft x 194.75 ft x 239.26 ft



E. & O.E. The information in this document is believed to be accurate, but is not warranted.



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14 Beggs Court Kars

Builder

Mackie Homes

Year Built

~2018

Property Tax

~\$6,022.06/2024

Hydro

~\$227/month

Model

Brianna

Closing Date

October 17, 2024 or TBA

Rental Items

Hot Water Tank
~\$59.13 (incl. HST)/month

Water/Sewer

~\$0/month



Gas

~\$75/month

Inclusions

Fridge, gas stove, dishwasher, washer, dryer, hood fan, air conditioner, shed, gazebo, microwave, all light fixtures, all window blinds, HRV, home cinema projector, built-in ceiling audio speakers, garage door opener w/2 remotes & 2 keypads, 240 Amps EV charging outlet, water softener, irrigation system (flower beds & pots only), Whole Home Generac generator, bathroom vanity mirrors & bathroom wall makeup mirrors.

Exclusions

Wall mounted TVs and brackets, all drapes, grey workbenches in garage, Shelves and circular mirror located next to the fireplace, wall sconces in front entrance, Mirror towards the basement, Mirror at bottom of basement stairs, All patio furniture, All artwork & Accessories, All lamps, fridge in basement, Dyson vacuum

Updates & Upgrades

- 2024 - Quartz counters in primary ensuite & main bathroom
- ~2022 - Generac Generator - whole home automatic
- ~2021 - approximately 1000 sq ft patio, trees
- ~2020 - Perimeter fence
- ~2018 - Fireplace, oak floor additional pot lights, outdoor lights, bedroom, rec room & bath in lower level

Hot Water Tank

~2018

Furnace

~2018

A/C

~2018

Windows

~2018

Flooring

~2018

Roof

~2018

Stove

~2018

Fridge

~2018

Washer

~2018

Dryer

~2018

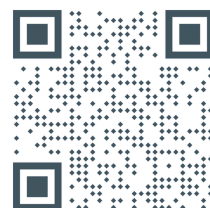
Dishwasher

~2018

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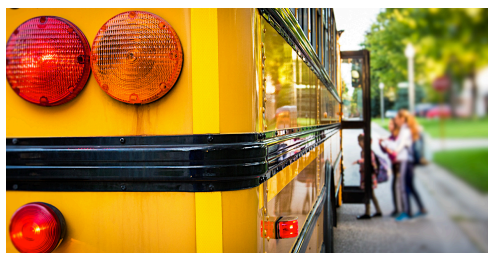


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What's Nearby

- Blue Rock Park | 1514 Blue Rock Ave
- Carleton Golf & Yacht Club | 6627 Marina Dr
- Cobe Parkette | 1490 Cobe Terrace
- Kars Community Recreation Association | 1604 Old Wellington St
- Swan on the Rideau | 2730 River Rd
- Tim Horton's | 1622 Roger Stevens Dr
- Trinity United Church | 6656 Rideau Valley Dr S
- Whittle-Winter Park | 6621 Dorack Dr



Schools in the Area

Public Schools

Kars on the Rideau Public School JK - 8 | 6680 Dorack Drive
North Gower/Malborough Public School | 2403 Church Street
South Carleton High School | 3673 McBean Street



Catholic Schools

St. Leonard School | 5344 Long Island Road
St. Mark Intermediate School | 1040 Dozois Road
St. Mark High School | 1040 Dozois Road



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

Please check with boards for individual needs*

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