



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Bungalow

Glen Meadows Estates

A Modern Bungalow Just Minutes from Arnprior

Set on a beautiful 115' x 289' lot, this stunning 2023-built McEwan Homes bungalow offers the perfect mix of style, comfort, and functionality—all tucked into a family-friendly neighbourhood just outside Arnprior

17 Isobel McEwen Street

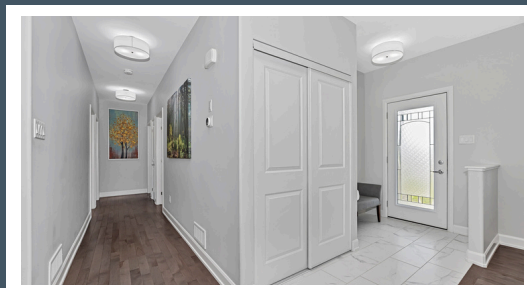
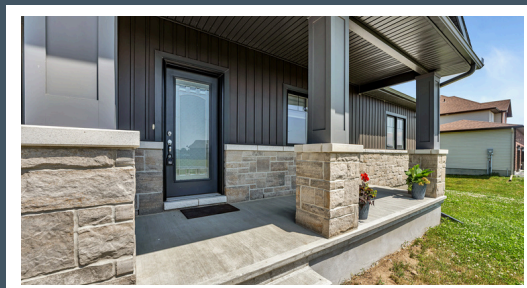
Glen Meadows Estates

About this Property

Whether you're upsizing, downsizing, or simply craving the ease of modern bungalow living, this thoughtfully designed home is move-in ready with all the extras you've been looking for.

Awesome Features:

- ✓ 3 Bedrooms | 2 Bathrooms
- ✓ Quartz kitchen w/ walk-in pantry
- ✓ 9-ft ceilings, pot lights, hardwood floors
- ✓ Serene backyard + deck for relaxing
- ✓ Oversized 2-car garage w/ EV outlet (only)
- ✓ Custom blinds + IKEA PAX wardrobe in primary



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Step inside through the elegant glass front door into a sun-filled foyer with modern tile flooring that flows into warm hardwood throughout the main living areas.

With 9-foot flat ceilings, rounded corners, and stylish light fixtures and pot lights throughout, the space feels open and refined. The open-concept layout makes everyday living a breeze and is perfect for entertaining—whether you're hosting holiday dinners or casual weekend brunch.



The heart of the home is this beautifully finished kitchen. You'll love the white cabinetry, quartz countertops, & the deep black double sink w/matte black fixtures. The midnight blue island adds a designer touch, & there's plenty of storage thanks to the walk-in pantry & upper cabinet valance detail.

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



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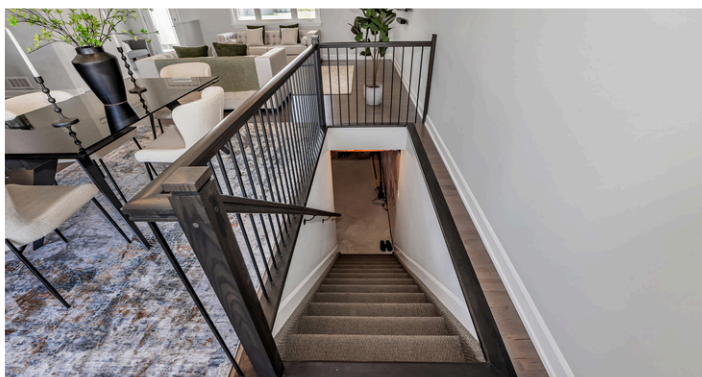
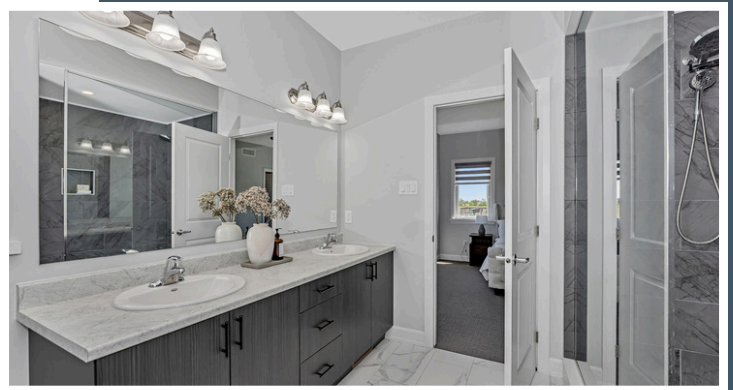


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The spacious primary suite features three bright windows and a large walk-in closet with a custom IKEA Pax wardrobe system.

The ensuite bathroom is a dream—with an extra-long double vanity, a stunning custom shower, and even a built-in linen closet.



The unfinished LL offers fantastic potential. With two egress windows, a large utility room window, and a 3-piece rough-in, it's ready for you to create the perfect space—whether that's a rec room, gym, extra bedrooms, or all of the above!

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Lot Measurements as per GeoWarehouse

Approx. 115.02' wide at front x 233.20' deep x 131.06' wide at rear



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Year Built

~2023

Closing Date

End of August/TBA

Property Tax

~\$2,491.30/2024

Builder

McEwan Homes

Rental Items

Hot water tank \$69/month (Enercare)

Water Softener \$31.99/month (Reliance)

Reverse Osmosis \$26.99/month (Reliance)

Waterloo Biofilter Wastewater Treatment System Service \$300/year (mandatory)

Hydro

~Average of \$165/month

Gas

~Average of \$75/month

Inclusions

Fridge, gas stove, dishwasher, washer, dryer, air conditioner, microwave, all light fixtures, all window blinds, tv wall brackets (only), HRV, garage door opener w/4 remotes, nest thermostat, EV Charger outlet only (Tesla Charger Excluded), water treatment - softener, RO to kitchen sink & fridge water line, PAX wardrobe and cabinetry in closets

Updates & Upgrades

- Laundry Room/Mud Room Cabinets and Bench
- Chamberlain, garage door opener, which can be opened remotely
- Custom silhouette-style blinds throughout (light-filtering or full privacy)
- Nest thermostat

Hot Water Tank

~2023

Furnace

~2023

A/C

~2023

Windows

~2023

Flooring

~2023

Roof

~2023

Gas Stove

~2024

Fridge

~2024

Washer

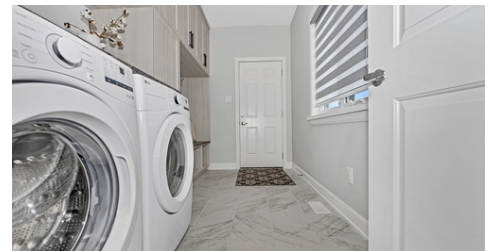
~2024

Dryer

~2024

Dishwasher

~2024



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What's Nearby

Safety:

Arnprior Regional Health - 3.3km

Ottawa Fire Station 62 - 14.28km

Arnprior OPP - 2.46km

Shopping and Entertainment:

No Frills - 39 Winner's Circle Drive - 2.4km

Metro - 375 Daniel Street South - 2.5km

Canadian Tire - 375 Daniel Street South - 2.5km

Legion Park- 100 Edey Street - 3.3km

Leaps & Bounds Children's Centre - 225 Baskin Drive W - 3.3km

Ultimate Fitness Arnprior - 53 James Street - 3.5km

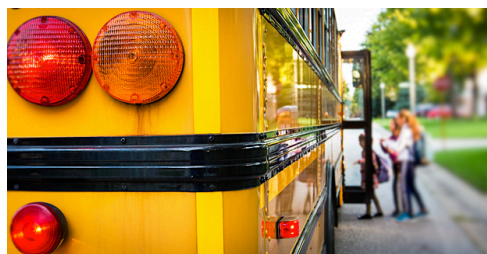
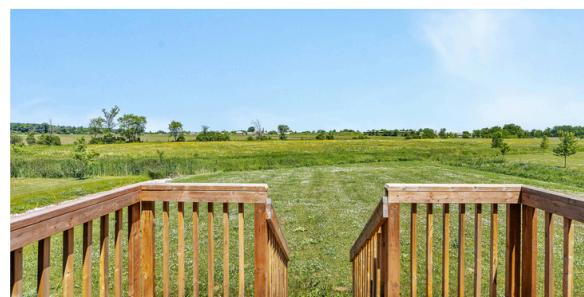
Arnprior Animal Hospital - 55 Daniel Street North - 3.7km

Jim's Restaurant - 54 Elgin Street W - 4km

Lumbertown Ale House - 123 John Street North - 4.1

McNab/Braeside Recreational Trail - 60 Moore Street - 4.1km

Arnprior & District Museum - 35 Madawaska Blvd - 4.2km



Schools in the Area

Public Schools

Arnprior DHS | 59 Ottawa Street, Arnprior

Walter Zadow PS | 79 Ottawa Street, Arnprior

Catholic Schools

St. Joseph's Catholic HS | 835 1st Street, Renfrew

St. Joseph's CS | 324 John Street North, Arnprior

St. John XXIII Catholic School | 75 Edey Street, Arnprior

French & French Catholic Schools

ÉEP Grand-Ourse | 1385 Halton Terrace, Kanata

ÉESP Maurice-Lapointe | 17 Bridgestone Drive, Kanata

ÉSC Paul-Desmarais | 5315 Abbott Street East, Stittsville

École élémentaire catholique des Deux-Rivières - 240 Baskin Drive W, Arnprior

E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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