



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR



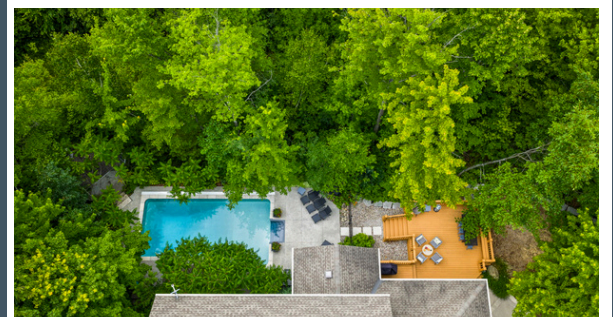
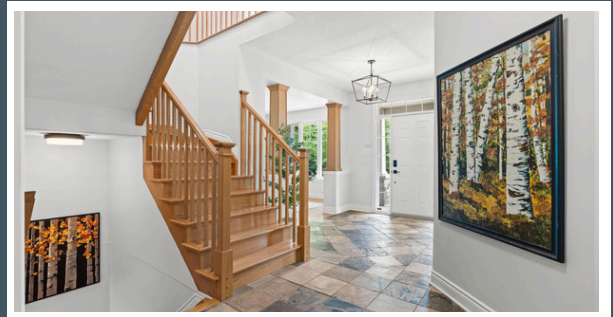
387 Ridgeside Farm Drive Executive 2-Storey Home

About this Property

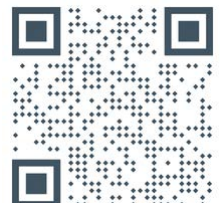
Thoughtfully customized by the original owners, this executive home exudes timeless elegance and everyday comfort, privately nestled on a wooded 2-acre lot. A full-width custom front porch and professionally landscaped gardens enhance its striking curb appeal, while the newly paved driveway and three-car garage offer both practicality and presence. The expansive front lawn provides a perfect setting for children to play, blending family-friendly design with the grace and sophistication of estate living.

Awesome Features:

- ✓ 4+1 Bed, 4 Bath, 3 car garage
- ✓ Sun-filled rooms with rich hardwood & architectural details
- ✓ WETT Certified, cozy wood burning fireplace
- ✓ Outdoor Oasis w/2 tiered deck, screened in porch + inground Pool
- ✓ Oversized Primary Suite w/ sitting area + Spa Ensuite
- ✓ Finished LL w/rec room, guest suite & kitchenette



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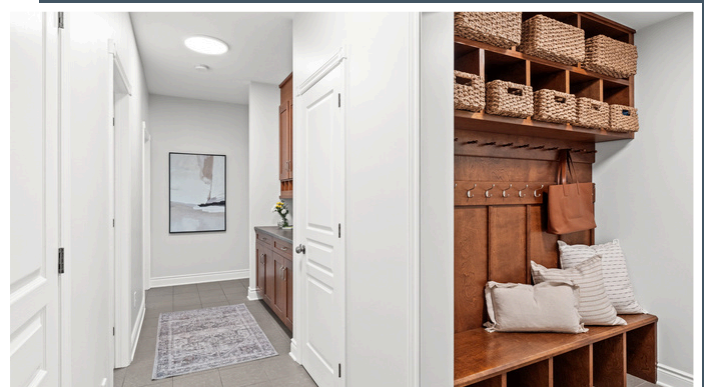
The slate-tiled foyer opens to expansive principal rooms adorned with rich hardwood flooring and architectural columns, setting the tone for refined living. A stunning two-sided staircase is a striking and unique feature of this home.

The formal living and dining rooms are framed by oversized windows that bathe the spaces in natural light, creating an ideal setting for entertaining guests or enjoying quiet family moments.



The spacious and private main-floor office features hardwood flooring and a large window, while a nearby custom family communication centre adds style and practicality.

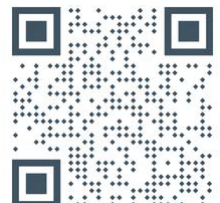
The custom mudroom with built-in cabinets is perfect for organizing household activities.



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



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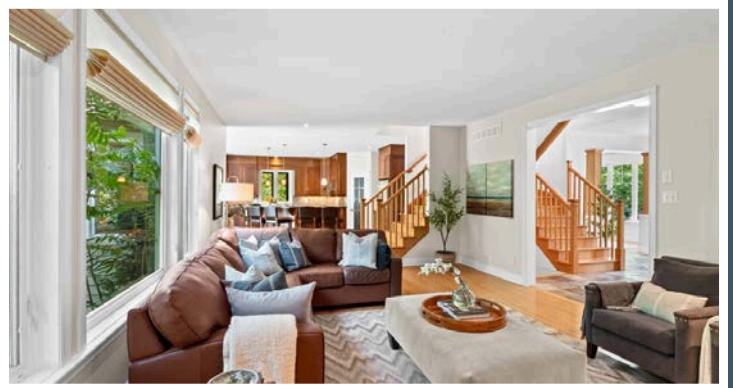


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The family room offers warmth and comfort with a wood-burning fireplace, stone surround, and custom wood mantle. W/ custom built ins wall of windows provides serene views of the private rear yard and pool.

The kitchen and family room flow together in a bright, open-concept space, highlighted by a dramatic double entrance staircase leading to the second level.



The back of the home—including the family room, kitchen, and breakfast area—was extended, providing generous space and improved flow. The kitchen is a chef's dream! This gourmet kitchen features granite countertops, a stunning granite island, raised bar w/seating for 5, gas stove, walk-in pantry, & quality throughout.

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The primary suite is a sumptuous and magical retreat featuring a large trio of windows overlooking the pool, dual closets (including one oversized walk-in), and a luxury ensuite with granite counters, double sinks, soaker tub, and separate glass shower.

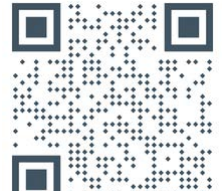


Three additional well-appointed bedrooms with oversized windows provide room for the entire family, with hardwood in the hallway and carpeted bedrooms.

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Upstairs features a built-in desk and storage designed for homework or work from home.

The main bathroom has been beautifully designed for family living, featuring newly installed double sinks, quartz counters, modern mirrors and lighting, and a thoughtfully planned second area that provides privacy for the tub/shower and toilet.



At the top of the stairs, a custom loft offers additional flexible living space—perfect for a second office, reading or TV nook, or children's play area. A spacious laundry room with storage completes the second level.

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This next-level lower level is perfect for multi-generational living, guests, extended family, or a nanny suite.

It features a spacious recreation room, additional bedroom, full bathroom, and a convenient kitchenette.



This screened-in porch is a charming and peaceful retreat, featuring warm wood accents, a ceiling fan for added comfort, and direct access to the two-tiered deck—perfect for enjoying the outdoors in comfort and style.

A two-tiered deck extends the living space, offering serene views of the wooded surroundings and a spa-like pool—perfect for relaxing or entertaining.



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Lot Measurements as per GeoWarehouse

Approx. 190.53' wide at front x 348.33' deep x 259.31' wide at rear



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387 Ridgeside Farm Drive

Builder

LandArk Homes

Model

Modified Greene

Year Built

~2009

Closing Date

To Be Arranged

Property Tax

~\$8,560.57/2024

Rental Items

Hot Water Tank

Inclusions

Fridge, stove, warming drawer, dishwasher ('as is'), washer, dryer, hood fan, A/C, all light fixtures, all drapery tracks & rods, all window blinds, all TV wall bracket(s), garage door opener, water treatment, EV Car Charger outlet, built- in speakers, chlorine swimming pool, pool heater, irrigation system, pool house, natural gas integrated generator (partial home) lower level fridge and microwave ('as is') media console, soundbar, and wall cabinetry in LL, drapes, TV satellite + receivers + remotes, lower level TV

Hydro

~Average of \$231.99/month

Gas

~Average of \$132.91/month

Additional Features

- Generac generator (covers approximately 70% of the home) 2023
- 200-amp electrical service
- UV and RO water treatment systems
- WETT-certified wood fireplace (certificate available)
- 2 EV chargers (one Tesla), (negotiable)
- Professionally landscape & maintained
- Irrigation system in the front grass bed & areas, not backyard

Updates & Upgrades

- ~2011 Deck
- ~2011 Landscaping and Paved Walkways
- ~2011 Pool and Backyard Landscaping
- ~2025 Paved Driveway & Walkway updated
- ~2025 Freshly painted interior, updated lighting

Hot Water Tank

~2009

Furnace

~2023

Pool

~2011

Pool Liner

~2011

Flooring

~2009

Roof

~2009

Stove

~2009

Fridge

~2009

Washer

~2019

Dryer

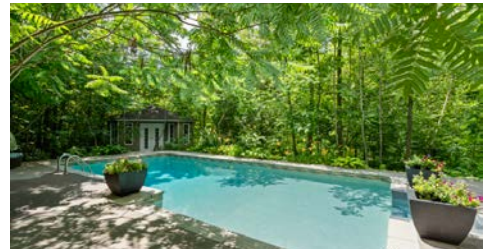
~2009

Dishwasher

~2009

Windows

~2009



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What's Nearby

Transit

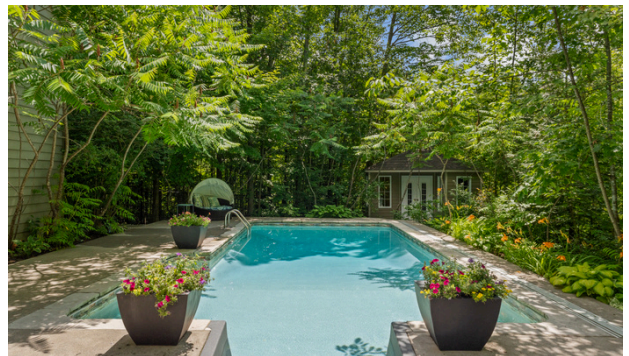
The nearest Street-Level transit stop is Donald B. Munro at Robertlee

Safety

Queensway Carleton Hospital - 3045 Baseline Road
Ottawa Fire Station 45 - 1075 March Rd, Kanata
Ottawa Central/West Police - 211 Huntmar Drive

Parks and Recreation

Ridgeside Farm Park - Ridgeside Farm Drive
Loch March Golf & Country Club - 1755 Old Carp Road
- Golf Course and Country Club
Langstaff Drive Soccer Fields - 192 Langstaff Drive
- 4 Sports Fields



Schools in the Area

Public Schools

Huntley Centennial PS | 118 Langstaff Drive
West Carleton SS | 3088 Dunrobin Road

Catholic Schools

St. Isidore School | 1105 March Road
All Saints High School | 5115 Kanata Avenue

French & French Catholic Schools

ÉEP Grand-Ourse | 1385 Halton Terrace
ÉESP Maurice-Lapointe | 17 Bridgestone Drive
ÉÉC Saint-Rémi | 100 Walden Drive
ÉSC Paul-Desmarais | 5315 Abbott Street E

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

Please check with boards for individual needs*



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