



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Executive 2-Storey Ridgeside Farm Drive

Privately nestled on a 2-acre wooded lot, this executive home is defined by its impressive curb appeal and thoughtfully selected upgrades. A welcoming full-width custom front porch, professionally designed and landscaped gardens and walkway sets the tone, while the three-car garage and newly paved driveway add both convenience and elegance.

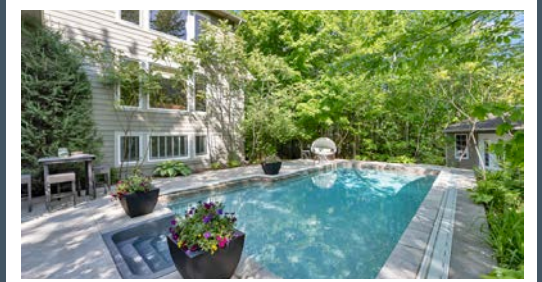
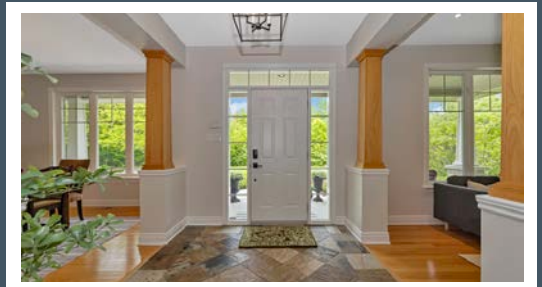
387 Ridgeside Farm Drive Ridgeside Farm

About this Property

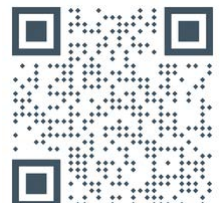
Thoughtfully customized at the time of build by the current (and original) owners in collaboration with Landark Homes, this home blends timeless elegance with everyday functionality. Ideal for those who value space, quality, and sophistication, the layout has been tailored to elevate comfort and design.

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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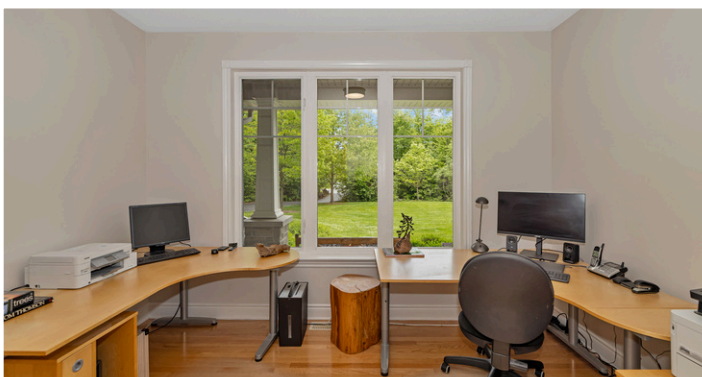


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The slate-tiled foyer opens to expansive principal rooms adorned with rich hardwood flooring and architectural columns, setting the tone for refined living.

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.



A spacious main-floor home office features a large window and elegant hardwood flooring. Just off the hallway, a functional custom cabinet family communication centre adds style and practicality—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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The redesigned mudroom (originally designed as the laundry room) offers practical touches like a bench, coat hooks, and a utility sink—an ideal transitional space with both form and function.

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 and raised bar with seating for 5, gas stove, walk-in pantry, and quality



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

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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 provide room for the entire family, with hardwood in the hallway and carpeted bedrooms.

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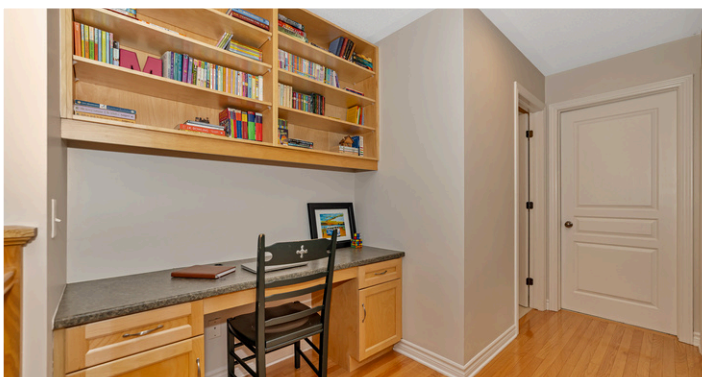


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Custom blinds and window treatments are included throughout.

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 with built-in cabinetry offers additional flexible living space—perfect for a second office, reading or TV nook, or children's play area. Just off the loft is a built-in homework station, thoughtfully designed for convenience.

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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

Year Built

~2009

Property Tax

~\$8,560.57/2024

Model

Modified Greene

Closing Date

To Be Arranged

Rental Items

Hot Water Tank

Inclusions

Fridge, stove, warming drawer, dishwasher (as is parts on order), 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, 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

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)
- EV charger- Tesla Charger (negotiable)
- EV Volt Charger (negotiable)
- 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

Flooring

~2009

Roof

~2009

Washer

~2009

Dryer

~2019

Pool

~2011

Stove

~2009

Dishwasher

~2009

Pool Liner

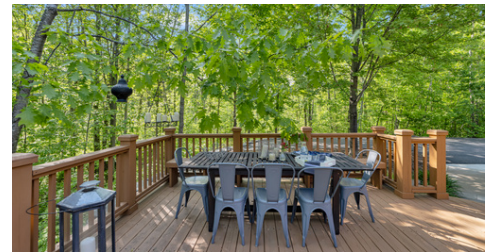
~2011

Fridge

~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 64 - 475 Donald B Munro Drive
Ottawa Central/West Police - 211 Huntmar Drive

Parks and Recreation

Bannockburn Park - 1557 Landel Drive
- Playground and Sports Field
Trevor Vance Park - 129 Goodman Drive
- Playground
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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