



Christine Hauschild
REALTOR



113 Wilbert Cox Drive

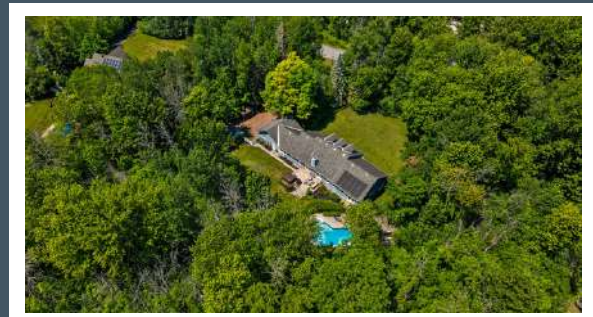
Detached, Bungalow
Canterbury Woods - Carp

About this Property

This beautifully appointed five-bedroom, four-bathroom bungalow in Canterbury Woods offers refined family living on an expansive, nearly two-acre treed property. With over 3,000 square feet above grade, plus a finished lower level, and a resort-style backyard featuring a heated saltwater pool and hot tub, this home blends comfort, space, and exceptional outdoor living.

Awesome Features:

- ✓ Ultimate Backyard Oasis
- ✓ Serene Private Living
- ✓ Heated Inground Saltwater Pool
- ✓ Bright living spaces
- ✓ Flexible Upper Loft
- ✓ Expansive Finished Basement



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The Chef's Kitchen

Beautifully appointed with a gas range, stainless-steel appliances, and an artfully detailed backsplash, set against warm hardwood floors that continue into the breakfast nook. The nook's expansive bay window, complete with a generous sill which frames serene views of the backyard. A sophisticated coffee station with a filtered-water tap adds everyday convenience, while the barn-door pantry with beautiful shelving adds extra convenient food storage.

Main-Level Laundry & Mudroom

A beautifully designed mudroom and main-level laundry await, offering seamless interior access from the finished insulated garage (with heater). A sleek pocket door opens to custom built-in cabinetry, a bright window framed with exquisite casing, and a charming coat-rack nook. Perfectly positioned just off the kitchen, this space makes unloading groceries effortless and everyday living wonderfully streamlined.



The Sunny Family Room

WETT-certified fireplace anchors the living space, complemented by a beautiful mantel and soaring vaulted ceilings with double skylights. Beautiful glass doors on either side of FP lead directly to the deck, creating an effortless indoor-outdoor connection. Hardwood floors run throughout, & a staircase leads to the loft above. A stylish main-level powder room sits just off the living room.

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



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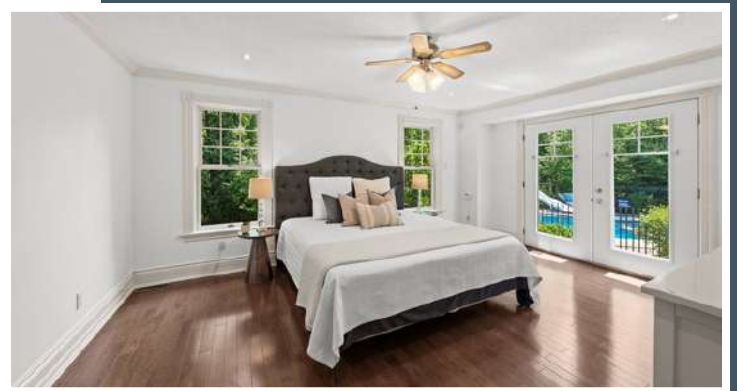


The Loft

The loft overlooks the sun-filled family room below, creating a bright and inspiring space ideal for a home office, playroom, hobby corner, or cozy TV retreat. Three windows bring in additional natural light, and the hardwood floors continue seamlessly throughout, adding warmth and continuity to the upper level.

The Primary Suite

The primary bedroom offers a serene retreat with two large windows showcasing views of the backyard and pool, along with direct access to the backyard through elegant doors. Hardwood floors, recessed lighting, and a ceiling fan create a warm and inviting atmosphere. A spacious walk-in closet provides excellent storage and organization, completing this beautifully appointed suite. The primary & ensuite were an addition made in 2008 (per previous listing).



The Grand Ensuite

The ensuite features a sophisticated 5-piece layout designed for indulgence and functionality. Enjoy heated floors, a deep soaking tub, double sinks, built-in shelving, and a walk-in glass shower. Additional built-in cabinetry behind the door offers discreet extra storage, while California shutters add a refined finishing touch. This level offers three additional well-appointed bedrooms, along with a four-piece bathroom featuring heated floors for added comfort.

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The Entertainer's Basement

The finished basement is ideal for families, featuring a spacious recreation room with a dedicated pool table and movie areas, warm wooden beam accents, ample storage, including built-ins by the stairs, plus a craft/hobby room, kitchenette, gym room, and a workshop equipped with a ventilation hood for excellent airflow during specific projects or hobbies.

Lower Level Guest Suite

This spacious lower-level bedroom features a bright reading nook tucked beside the window, an ideal spot for relaxing or easily converted into a workstation. The room includes a full closet for convenient storage and offers direct access to a beautifully finished three-piece cheater ensuite, complete with a sleek glass walk-in shower and a striking accent wall that adds a touch of boutique-style sophistication.



The Resort-Inspired Backyard

This outdoor oasis includes a solar- and gas-heated saltwater inground pool, a large storage shed, and a new deck that seamlessly incorporates the Arctic Spa hot tub. A dedicated BBQ gas line makes outdoor cooking effortless, while the expansive yard offers lush greenery, summer fireflies, and exceptional privacy from neighbours. A serene, ultra-quiet retreat perfect for relaxing or entertaining.

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Lot Measurements as per GeoWarehouse

242.53 ft x 386.08 ft x 242.53 ft x 339.96 ft



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Year Built

-1993 (per Geowarehouse)

Closing Date

To Be Arranged

Property Tax

~\$7,419.86 /2025 as per Property Tax Bill

Gas

~\$80.00/month

Hydro

~\$205.00/month

Inclusions

Stove, Fridge, Hood Fan, Dishwasher, Microwave, Kitchen Island, All Light Fixtures, Bathroom Mirrors, Drapery Tracks & Rods, Drapes, Window Blinds, Pool equipment (Solar heater system, Gas heater, Pump, Filter, Robot Vacuum, Winter Safety Cover, Pool Slide) Water Softener & Iron Filter, Reverse Osmosis, Water Storage Tank, Artic Spa Hot Tub, Portable Carport, Exterior Lighting, HRV, Sump pump, Furnace, Hot Water Tank, Heat Pump, TV brackets, Basement Wall Mounted speakers, Island counter in basement, Central Vacuum & Accessories, Coatrack in basement, Basement Hood Fan, Backyard Playstructure (AS-IS), Garage Door Openers, Smart Thermostat



Exclusions

Dartboard, TV's, Basement Fridge & Freezer, **Patio Furniture, BBQ, Exercise Machines in Basement, Gym Equipment (Mats, Dumbbells + Stands, Barbells), Work table in Garage**

Negotiables

Aeolian Duo-Art Steck Piano, Pool Table & Accessories

Updates & Upgrades

- 2019 Pool Pump & Liner (per previous MLS listing)
- 2020 Appliances, Kitchen & Mudroom (per previous MLS listing)
- 2023 Finished Insulated Garage w/Heater & Rough-in for Generator
- 2023 Insulated Attic to min R50, Including Garage
- 2023 New High Efficiency Furnace, Heat-Pump A/C, High Efficiency Hot Water Tank
- 2023 New Gas Line in house w/Gas BBQ & Gas Fireplace Connectors
- 2023 Gas Pool Heater
- 2023 New Well Pump
- 2024 Fully replaced Basement Flooring & Trim, Basement Windows, some doors & walls & new paint
- 2025 New Backyard Deck (Composite?)
- 2026 Front Interlock Pathway

Hot Water Tank

-2023

Furnace

-2023

A/C

-2023

Windows

-Original, Basement 2024

Roof

-2008, per previous MLS listing

Pool

-2006, per previous MLS listing

Wells

~ Original, 2 wells, 1 currently active

Septic Last Pumped

-Dec 2024

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What's Nearby

TRANSIT

The nearest street-level transit stop is Carp / Westbrook

SAFETY

Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 3449 Old Almonte Rd
Police Station | 211 Huntmar Drive

PARKS & RECREATION

Thunderbird Sports Centre | 5-minute drive
1927 Richardson Side Rd - Golf Course

Feed Mill Creek Park | 7-minute drive
88 Knudson Drive - Trail & Playground

Echo Woods Park | 7-minute drive
66 Lloydalex Crescent - Playground

Ladybird Park | 9-minute drive
65 Sirocco Cres - Playground



Schools in the Area

PUBLIC SCHOOLS

Huntley Centennial Public School | 118 Langstaff Dr
West Carleton Secondary School | 3088 Dunrobin Rd



CATHOLIC SCHOOLS

St. Michael (Corkey) School | 1572 Corkery Rd
All Saints High School | 5115 Kanata Avenue



FRENCH & FRENCH CATHOLIC SCHOOLS

École élémentaire publique Grande-Ourse | 1385 Halton Terrace
École secondaire publique Maurice-Lapointe | 17 Bridgestone Drive
École élémentaire catholique Saint-Rémi | 100 Walden Drive
École secondaire catholique Paul-Desmarais | 5315 Abbott St E

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

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