



Welcome to
546 HWY 29, KITLEY



DESIGNED FOR THE EMPTY NESTERS

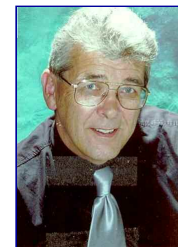
\$259,000 (CUSTOM BUILT HOME)

Lot Size: 3.04 acres 424.97ft

Style: 2 Story

Taxes: \$2,278 (2009)

Built: 2001



**LEE HITCHINS, Sales
Representative**

Phone: 613-283-6666

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**ROYAL LEPAGE PAULINE
AUNGER REAL ESTATE
BROKERAGE**

YOUR SMITHS FALLS TO OTTAWA REAL ESTATE CONNECTION

Information is deemed to be correct but not guaranteed.

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Details

Address: 546 HWY 29, KITLEY **Type:** Residential **Style:** 2 Story **Bedrooms:** 2 **Bathrooms:** 3 "5 PC, 3 PC, 2 PC" **Garage:** Double, Attached "PLUS SINGLE DETACHED" **Basement:** Yes, Full **Lot Type:** Irregular **Lot Size:** 3.04 acres 424.97ft "GREAT VIEWS FROM THE PROPERTY" **Year Built:** 2001 "9 YEARS YOUNG" **Taxes:** \$2,278 (2009)

Description

FANTASTIC, IMMACULATE, PRIVATE 3 ACRE LOT, CUSTOM DESIGNED HOME WITH OPEN CONCEPT MAIN FLOOR – CATHEDRAL CEILING IN LIVING ROOM WITH 3 WAY NATURAL GAS FIREPLACE – A KITCHEN THAT EVERYONE WILL ENJOY WITH ISLAND – 2 PIECE BATHROOM ON MAIN LEVEL FOR YOUR CONVENIENCE, FAMILY ROOM ON 2ND LEVEL COULD BE A 3RD BEDROOM – LARGE MASTER BEDROOM WITH SKYLIGHTS, EXTRA LARGE WALK-IN CLOSET & ENSUITE BATHROOM TO DIE FOR INCLUDING SKYLIGHT & WHIRLPOOL TUB. DECKS OFF MASTER, FAMILY ROOM, DINING ROOM & FRONT DOOR – LOWER LEVEL INCLUDES BEDROOM, LAUNDRY ROOM WITH 3 PIECE BATHROOM & FURNACE ROOM WITH NATURAL GAS BOILER & OWNED NATURAL GAS HWT – DID I MENTION THE SUPERB RADIANT HEATING IN THE FLOORS & CENTRAL AIR SYSTEM – DOUBLE ATTACHED HEATED GARAGE & SINGLE DETACHED. CLOSE TO SMITHS FALLS & BROCKVILLE – CALL LEE FOR A VIEWING BEFORE IT'S GONE.

Features

Interior Features

- Carpeted Floors
- Cathedral Ceiling
- Ceiling Fan
- Fireplace
- Hardwood Floors
- Laundry Room
- Skylights
- Window Covers

Cooling

- 2 Window / Wall Unit

Exterior Finish

- Vinyl

Heating

- Natural Gas
- Radiant
- Zoned

Roof

- Asphalt Shingles

Sewer/Water Systems

- Septic
- Well

View

- Forest
- Hills
- Panoramic
- Valley
- Woods

Lot Features

- Deck
- Garden Area
- Landscaped
- Lawn
- Patio
- RV Parking
- Trees / Shrubs

Appliances

- Dishwasher
- Refrigerator
- Washer/Dryer Hookup
- Dryer
- Hood Fan
- Stove
- Washer

Extra Features

- Balcony
- Unfurnished
- High Speed Internet Available
- Satellite Dish

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Main Floor

Living Room

14.6ft x 12.11ft

Dining Room

14ft x 8.6ft

Kitchen

12.8ft x 12.3ft

2 Piece Bathroom

Upper Floor(s)

Recreation/Rumpus Room

19.7ft x 15.5ft

- Carpet

Master Bedroom

23.6ft x 15.9ft

- Carpet

5 Piece Bathroom

ENSUITE WITH WHIRLPOOL TUB & SKYLIGHT

- Ceramic Tile

Lower Floor(s)

Laundry Room

INCLUDES A 3 PIECE BATHROOM

8.5ft x 7.9ft

Utility Room

FURNACE ROOM

Den/Office/Study

LOWER REC ROOM OR OFFICE

Regular Bedroom

12.1ft x 9.4ft

3 Piece Bathroom

INCLUDES LAUNDRY ROOM

8.5ft x 7.9ft

Garages / Outbuildings

Garage

DOUBLE ATTACHED

- Attached
- Electrified
- Heated

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Garage

SINGLE DETACHED

- Detached
- Electrified

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FRONT VIEW FROM HWY29



UPPER FAMILY ROOM



FANTASTIC KITCHEN



LIVING ROOM



MASTER BEDROOM



LOWER REC ROOM



BEAUTIFUL ENSUITE



FRONT DECK VIEW



DINING ROOM



FAMILY ROOM VIEW



GARAGES



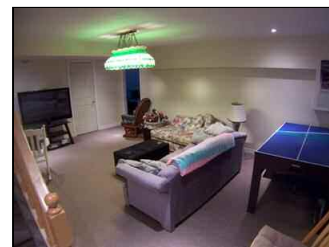
KITCHEN



MASTER WITH SKYLIGHTS



REAR VIEW



LOWER REC/OFFICE