

\$3,250,000 - 2440 Emmett Road, Ottawa

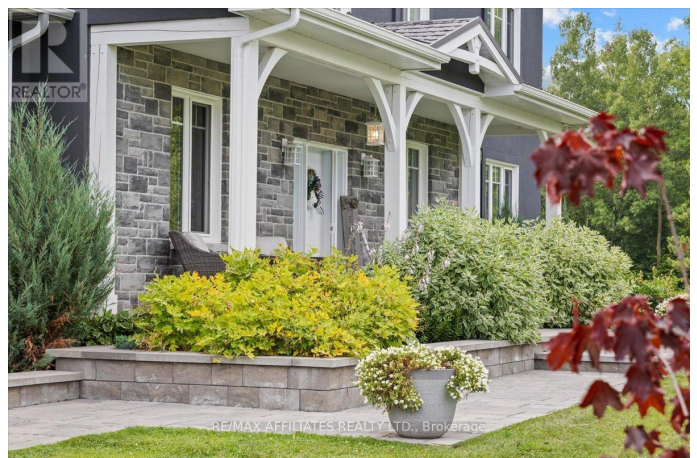
MLS® #X12316773

\$3,250,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

1116 - Cumberland West, Ottawa, Ontario

Stunning custom-built modern farmhouse on five private acres located in Cumberland, just 10 minutes from Orleans! Beautiful front Verandah. Inviting front entrance with tile floors. This 5-bedroom, 5-bath home features engineered hardwood and upscale tile throughout, detailed trim, in-floor heating, triple-pane windows, and a 3-car heated garage. Chef's kitchen with centre island, quartz countertops, GE Café® appliances, induction cooktop, dual French-door ovens, and a walk-in pantry with extra fridge/freezer. Bright eating area for the whole family. Enjoy a spacious living room with floor-to-ceiling windows and a wood-burning fireplace, a screened-in sunroom, and a main-floor primary suite with shiplap ceiling and a luxury five-piece ensuite. Dual sinks, stand alone tub, large walkin glass shower and walk-through closet. Main floor Den, and laundry. Large mudroom with inside access to the garage. Upstairs offers three bedrooms with ensuite or jack and jill access, a flex room, and a second laundry. Flex room can be used for a 2nd-level family room, office or bedroom. An Additional staircase brings you to a private guest suite featuring a bedroom, 3-pc bath, games room, and bar. The finished basement includes a theatre room with stadium seating, a utility room and plenty of storage. Outdoor oasis includes a heated inground pool, concrete patio, private fencing, pool house with bathroom, outdoor shower, and a fully covered BBQ station (Blackstone, Kamado,



and BBQ). Detached heated 3-door garage + RV parking. Large doors, loft storage, bathroom and office. Paved driveway for multiple vehicles and toys. Enjoy the beautifully maintained gardens and lawn. Quiet road, soon to be paved. Property is excellent for a family, hobbyist or home business. The perfect blend of luxury, privacy, and location! (id:6289)

Essential Information

Listing #	X12316773
Price	\$3,250,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2440 Emmett Road
Subdivision	1116 - Cumberland West
City	Ottawa
Province	Ontario
Postal Code	K4C1S1

Amenities

Amenities	Fireplace(s)
Features	Wooded area, Tiled, Carpet Free, Sump Pump, In-Law Suite
Parking Spaces	13
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Range, Water Heater - Tankless, Water Heater, Water softener, Water Treatment, Cooktop,
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Dishwasher, Dryer, Garage door opener, Microwave, Oven, Washer, Refrigerator

Heating	Wood Radiant heat
Cooling	Wall unit, Air exchanger, Ventilation system
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Lot Description	378.9 x 639.3 FT 5 - 9.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office RE/MAX AFFILIATES REALTY LTD.



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