

# \$1,265,000 - 1 Erinlea Court, Ottawa

MLS® #X12317739

**\$1,265,000**

5 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

7402 - Pineglen/Country Place, Ottawa,  
Ontario

Nestled on a quiet court in the sought-after Country Place community, this beautifully maintained residence offers luxury, comfort and thoughtful upgrades throughout. Highlights include a custom kitchen with quartz countertops, oak hardwood floors, fully renovated main bathroom, updated guest bathroom, freshly painted home, painted maple staircase, crown molding, surround sound speakers on main floor and new lighting throughout the home. The home features an upgraded modulating furnace (2023) for energy efficiency, a modernized electrical panel (2023) and an EV charger outlet in the double-car garage. The roof and windows were upgraded in 2016, with a 50-year warranty for the roof. Enjoy the sunken family room with a stylish open concept Napoleon gas fireplace (2020). The finished basement includes a cozy carpeted rec room, with a nook to create either a bar or an office space. Lots of storage space in the unfinished part of the basement, with a cedar closet, workshop area and gym space. Step outside to a professionally landscaped, private backyard oasis featuring lush perennial gardens, a larger deck, pergola, hot tub and a Keltic stone patio perfect for entertaining or relaxing. Additional peace of mind comes from a new sewer drain replacement (2024) from the house to the street. This move in ready home is a rare opportunity in a prime location. \*For Additional Property Details Click



Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12317739     |
| Price      | \$1,265,000   |
| Bedrooms   | 5             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1 Erinlea Court               |
| Subdivision | 7402 - Pineglen/Country Place |
| City        | Ottawa                        |
| Province    | Ontario                       |
| Postal Code | K2E7C8                        |

Amenities

|                |                         |
|----------------|-------------------------|
| Utilities      | Cable, Sewer            |
| Parking Spaces | 8                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |

Interior

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage door opener remote(s), Oven - Built-In, Water Heater, Dishwasher, Dryer, Microwave, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                                                                          |
| Cooling      | Central air conditioning                                                                                        |
| Fireplace    | Yes                                                                                                             |
| # of Stories | 2                                                                                                               |
| Has Basement | Yes                                                                                                             |

Exterior

|                 |               |
|-----------------|---------------|
| Exterior        | Brick         |
| Lot Description | 81.6 x 100 FT |
| Foundation      | Concrete      |

## Listing Details

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