

\$1,399,900 - 6 Howard Court, Ottawa

MLS® #X12455697

\$1,399,900

6 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

7707 - Barrhaven - Hearts Desire, Ottawa,
Ontario

Welcome to your dream home! In one of the areas most exclusive and sought after neighbourhoods. Hearts Desire is known for its expansive estate lots, mature surroundings, and quiet elegance. This is an exceptional opportunity to acquire a distinguished residence with the perfect balance of refined living and investment versatility. Enjoy long term comfort and energy savings with an environmentally friendly geothermal heating and cooling system. In addition, the property benefits from private well water and a septic system, offering substantial savings on municipal utility services, resulting in lower property taxes- an intelligent choice for cost-conscious buyers! This 2 storey home is situated on over half an acre and offers refined living, multi-generational flexibility, and outstanding cost efficiency. The main home features 4 spacious bedrooms plus a den/office, while the fully self contained 2 bedroom plus den/office, in-law suite offers privacy and independence for extended family, guests, or tenants. The suite presents an excellent supplementary rental income to offset ownership costs- an increasingly valuable benefit in todays market. Additional highlights include a double-sided wood burning fireplace, an isolated indoor pool, an expansive back deck, parking for 10 vehicles with a double car garage. The lot provides ample space for a future auxiliary dwelling, offering further investment potential. Located



minutes from schools, shopping, dining, recreation, nature trails and the Jock River, and major commuter routes, this rare offering seamlessly combines elegance, efficiency, and flexibility in a premier location. You do not want to miss out on this one! Please note, some photos are virtually staged. (id:6289)

Essential Information

| | |
|------------|---------------|
| Listing # | X12455697 |
| Price | \$1,399,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Half Baths | 1 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|----------------------------------|
| Address | 6 Howard Court |
| Subdivision | 7707 - Barrhaven - Hearts Desire |
| City | Ottawa |
| Province | Ontario |
| Postal Code | K2J3Z8 |

Amenities

| | |
|----------------|----------------------------------|
| Utilities | Cable, Electricity |
| Features | Irregular lot size, In-Law Suite |
| Parking Spaces | 10 |
| Parking | Attached Garage, Garage |
| # of Garages | 2 |
| Has Pool | Yes |
| Pool | Inground pool, Indoor pool |

Interior

| | |
|------------|--|
| Appliances | Water Heater - Tankless, Water softener, Water purifier, Garage door opener remote(s), Dishwasher, Dryer, Two stoves, Two Washers, Two Refrigerators |
|------------|--|

| | |
|--------------|--------------------------|
| Heating | Wood Heat Pump |
| Cooling | Central air conditioning |
| Fireplace | Yes |
| # of Stories | 2 |

Exterior

| | |
|-----------------|-----------------------------------|
| Exterior | Brick, Vinyl siding |
| Lot Description | 150.6 x 180.5 FT 1/2 - 1.99 acres |
| Foundation | Poured Concrete |

Listing Details

Listing Office RE/MAX ABSOLUTE REALTY INC.



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