

\$1,199,900 - 7521 Fourth Line Road, Ottawa

MLS® #X12474500

\$1,199,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

8007 - Rideau Twp S of Reg Rd 6 E of
Mccordick Rd., Ottawa, Ontario

OPEN HOUSE THIS THURSDAY 4-6!

Welcome to 7521 Fourth Line Road! This stunning hobby farm spans 34.5 acres of private land, offering a perfect blend of outdoor space and modern comfort. The property features a custom-built, contemporary family home from 1985, with approximately 2,200 sq ft of inviting living space above grade. The home's main level showcases a spacious living room with a warm wood fireplace and a bright family room also featuring a wood fireplace, ideal for gatherings and entertaining. Oversized windows flood the interior with natural light, highlighting the hardwood flooring throughout the main and second floors. A practical mudroom off the garage includes laundry facilities, providing convenience and organization. The classic brick exterior and covered front entry add charm, while two large patio doors lead to the backyard, seamlessly integrating indoor and outdoor living. Upstairs are four bedrooms, including a primary suite with a walk-in closet and ensuite bathroom, complemented by two full baths and a powder room. The finished basement offers a sizable rec room with vinyl plank flooring, perfect for family activities. The property's outdoor amenities include an in-ground saltwater pool installed by Mermaid Pools in 2010, a 19 x 11 pool shed, and interlock walkways and landings. A paddock features a 31 x 21 barn with two horse stables, all serviced by water and electricity, making this an ideal setup for



equestrians. The land is dotted with mature trees and walking trails, providing a tranquil natural setting. A private well supplies water, eliminating water bills. Located just 10 minutes from Kemptville's amenities, this property offers a peaceful, country lifestyle with modern updates-an ideal retreat for outdoor enthusiasts, horse lovers, and families seeking space and privacy. Please visit the property website for full interior and exterior videos showcasing everything this property has to offer. (id:6289)

Essential Information

Listing #	X12474500
Price	\$1,199,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7521 Fourth Line Road
Subdivision	8007 - Rideau Twp S of Reg Rd 6 E of Mccordick Rd.
City	Ottawa
Province	Ontario
Postal Code	K0G1J0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Partially cleared, Open space, Flat site, Lane, Lighting
Parking Spaces	8
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Garage door opener remote(s), Water softener, Central Vacuum, Alarm System, Blinds, Cooktop, Dishwasher, Dryer, Garage door opener, Hood Fan, Microwave, Storage Shed, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	691.1 x 2341.3 FT 25 - 50 acres
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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