



1645A Calabogie Road | Burnstown



THE
RE/MAX
COLLECTION®

Foyer



Living Room



Dining Room



Home Details ○————○

- This sumptuous year-round haven boasts a 4-bedroom, 3-bathroom layout complemented by an expansive 4-car attached garage on 2 levels. Positioned with deliberate seclusion from the road offering beautiful views from all rooms.
- The meticulously landscaped grounds unveil a beach area at the water, a private deep-water dock, and a wonderful setting for swimming, kayaking, water skiing, boating, and fishing.
- The bungalow's exterior is finished in stone & CanExel wood siding with a covered front porch accented by wood pillars and ceiling accented with beautiful exterior carriage lighting.
- From the moment you walk into this beautiful bungalow you will appreciate the attention to detail and quality finishings.
- The spacious foyer greets you with porcelain tiled floors & closet. Throughout the home, there is 7 ½" American white oak engineered hardwood flooring.
- The living room, dining room & kitchen offer an open concept setting making an inviting haven for family gatherings. Drenched in natural light streaming through the large windows, the 12-foot ceilings feature built-in speakers. The focal point of the living room is the floor-to-ceiling stone wall housing a propane gas fireplace, adding a touch of opulence and ambiance to the living room.
- The dining room is generously proportioned and perfect for a large entertainment-sized table.

Home Details ○————○

- The kitchen is harmoniously open to the dining area, a culinary masterpiece crafted by Spectrum Kitchens. Revel in the abundance of cabinets, 2-tone quartz countertops, and an oversized work island. The kitchen has a large undermount stainless steel sink, brass fixtures, pot & pan drawers, pot filler, designer backsplash at the stove, display shelving, spice racks, hardwood floors and top-tier appliances. Appliances include a 5-burner Bosch gas stove, custom hood fan, Frigidaire Professional Series fridge and built-in convection/microwave oven, Bosch cabinet-faced dishwasher, and a beverage centre. This kitchen is a culinary haven.
- A premium height door leads you to the epitome of indulgence - the primary bedroom suite. This sanctuary offers ample space for a king-size bed and is crowned by a coffered ceiling adorned with pot lights, creating an ambiance of refined luxury. The oversized window floods the room with natural light, offering breathtaking views of the meticulously landscaped yard. Beautiful custom draperies & blinds complete the setting.
- Step into the elegant closet area, a masterpiece of organization featuring a double California closet system. Here, wardrobe storage is elevated to an art form, marrying practicality with sophistication, ensuring that every sartorial need is met in the most stylish manner.
- The spa-like ensuite is a symphony of opulent features, commencing with a double walk-in shower adorned with a glass wall, and exquisite marble tile surround. At the heart of this oasis is the free-standing Uberhaus soaker tub, inviting moments of relaxation and serenity. A large double vanity with vessel sinks, wall-mounted brass fixtures and an oversized window overlooking the tranquil river completes the ensuite, providing the ultimate in indulgence and comfort.



Kitchen



Home Details ○————○

- Unwind in the three-season sunroom, framed by Florida-style sliding windows, a reclaimed barn board ceiling with a chandelier, and tile floors. The glass window panels are removable to bring the outdoors in. The adjacent composite deck, adorned with glass Regal Railing, offers a seamless transition to outdoor serenity. This deck also provides staircase access to the rear yard and summer kitchen.
- A convenient 2-piece powder room offers quality porcelain tile, vanity with vessel sink, custom Italian tile backsplash, mirror & toilet.
- Down the hall, the lavishly appointed main floor laundry room epitomizes both functionality and style, boasting ample cabinetry and quartz counters that elevate the space to the pinnacle of luxury. Dual closets enhance the organizational finesse, while a window overlooking the front of the property bathes the room in natural light. Inclusion of the washer and dryer adds an extra layer of convenience to this sumptuous amenity. The cabinets are equipped with a laundry bar for drying clothes and a built-in hamper.
- Conveniently situated in this area is seamless access to the 24 x 24 double-car upper garage, a gateway to automotive opulence. Equipped with two wifi-enabled auto garage door openers and remotes, this garage ensures effortless access. For those with discerning power needs, the garage is thoughtfully hardwired for a 220 Volt system, fully insulated and offers polished concrete floors catering to the most sophisticated requirements.
- Journey to the lower level via hardwood stairs, revealing a fully finished sanctuary featuring a family room, three bedrooms, a cigar room, complete with exhaust fan, wine room, and a third bathroom. Polished concrete floors with radiant in-floor heating create an ambiance of luxurious comfort.

Primary Bedroom



Information is believed to be accurate but not warranted.

Primary Bedroom & Ensuite



Walk-in Closet



Ensuite Bathroom



Sunroom



Powder Room



Laundry Room

Family Room



Cigar Room



Wine Cellar



Home Details

- Experience unparalleled sophistication in the professionally vented cigar lounge, off the family room and overlooking the 500-bottle wine cellar. This lounge features a custom wet bar with copper sink.
- The family room/TV area boasts a parged concrete wall to mount your TV and reclaimed wood shelving. Entertain in style with double doors leading from the family room to the yard, interlock patio, and a charming quarried stone walkway down to the Madawaska River.
- Three spacious bedrooms are located on this level, each with ample closet space, offering serene river views. One bedroom currently serves as a gym and provides access to the back of the parged concrete wall for entertainment equipment. This room also provides an outlet for a TV to be mounted.
- The lower-level bathroom is a haven of luxury with a shower featuring glass doors, stone tile flooring, a vanity with quartz counter and toilet.
- A spacious utility room, housing the forced air propane LifeBreath clean air furnace, LifeBreath HRV, water softener, well pump, and hot water on demand, reflects a commitment to modern comfort. This riverside haven also boasts central air conditioning and a 20-kilowatt Kohler whole-home auto-start generator for absolute convenience. The lower double-car garage, accessible from the utility room, is equipped with a wifi-enabled auto garage door opener and keypad remote. This lower garage (24 ft x 24 ft) is perfect for additional cars or toys and is convenient for bringing supplies into the house. The 4-car garage is every man's dream!
- Delight in summer soirées in the outdoor screened-in kitchen and lounge area, equipped with an additional TV, built-in BBQ, and stainless-steel cabinets. This kitchen is trimmed with stone and siding from the exterior of the house. The framing and tongue and grooved ceiling are finished in premium cedar. Dimmable pot lights and a ceiling fan contribute to the ambient comfort of this space.
- Step into the outdoors, where a dock awaits your boat, and a delightful sandy beach area beckons, creating a waterside retreat for enjoying long summer days and evening campfires. The landscaped backyard, adorned with perennial gardens, offers a level yard area, perfect for family gatherings and moments of tranquility, all while indulging in the breathtaking views of the Madawaska. A conveniently located storage shed near the water beach area is perfect for the storage of water toys. The shed area is accessible by vehicle.
- This residence is not just a home; it is an ode to luxury living, where every detail has been meticulously curated to provide a harmonious blend of sophistication and natural splendor.

Bedroom #2



Bedroom #3



Bedroom #4/Gym



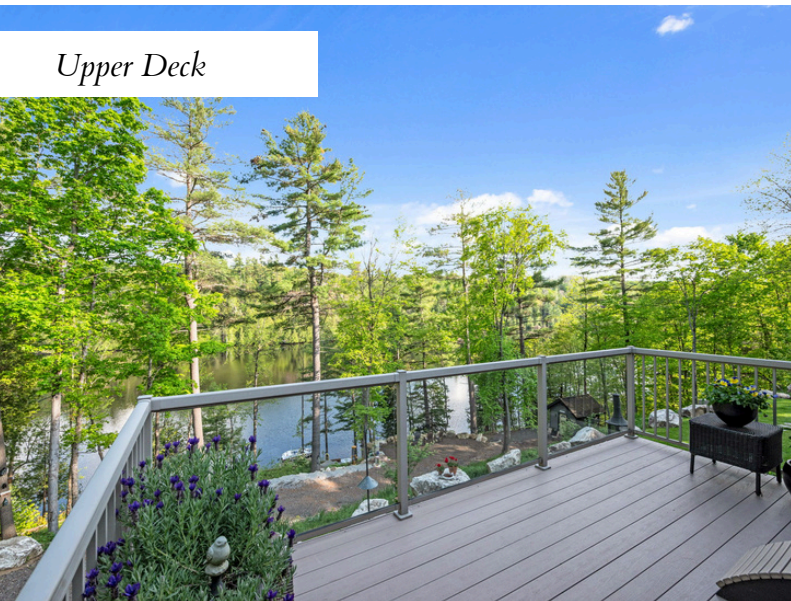
Information is believed to be accurate but not warranted.

Bathroom



Summer Kitchen





Upper Deck



Dock & Beach

Room Dimensions

Main Level:

Foyer - 10'6" x 6'11"
Living room - 22'0" x 17'10"
Dining Room - 15'4" x 15'0"
Kitchen - 19'11" x 12'10"
Sunroom - 15'8" x 12'11"
Laundry Room - 11'0" x 8'9"
Powder Room - 10'1" x 3'2"
Primary Bedroom - 15'5" x 14'6"
Walk-in Closet - 15'4" x 7'0"
5-piece Ensuite - 15'5" x 8'9"

Lower Level:

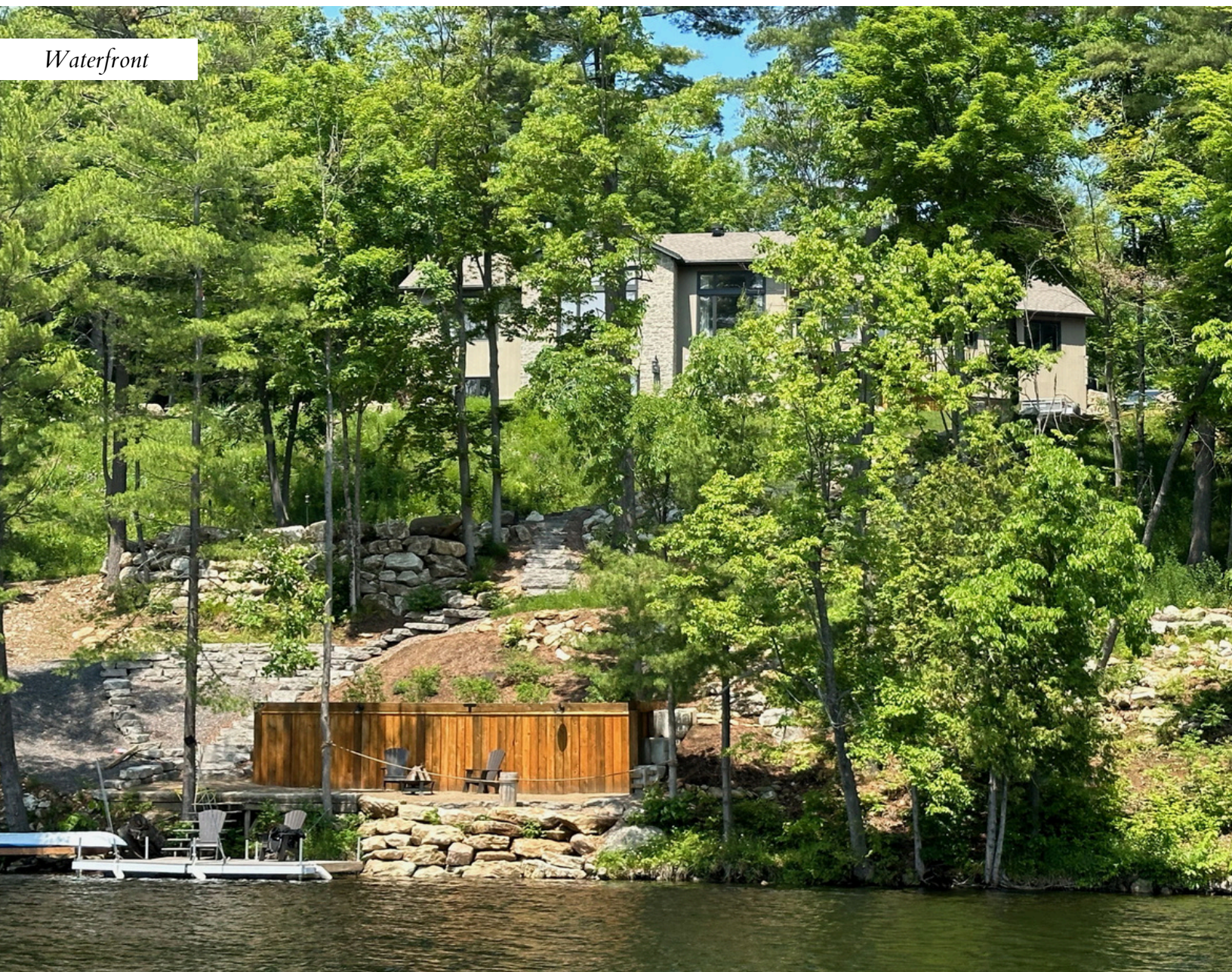
Family Room - 21'9" x 17'11"
Cigar Room - 13'10" x 10'3"
Wine Room - 17'2" x 16'9"
Bedroom - 16'0" x 14'9"
Bedroom - 14'10" x 14'0"
Bedroom (Gym) - 13'10" x 12'9"
3-Piece Bathroom - 10'9" x 5'9"
Utility Room

Information is believed to be accurate but not warranted.

Waterfront



Waterfront



Information is believed to be accurate but not warranted.

Community Information

- Within walking distance of Burnstown and its restaurants, art studio, coffee shop & the Neat Cafe which features live music, and a local Farmers Market.
- The Madawaska River offers approximately 20 kilometers of water to explore, which is perfect for canoeing or boating. Great fishing.
- Burnstown is an easy commute to Kanata & 10 min to shopping in Arnprior & Renfrew.
- Garbage Pickup & services.
- 10 minutes to/from Calabogie village & 15 minutes to/from Calabogie Peaks Ski resort, offering the highest hill in public ski hills in Ontario.
- The Calabogie Highlands golf course offers an 18-hole course along Calabogie lake and a 9-hole course at Calabogie Peaks.
- For hikers the trails such as Eagles Nest, Skyline trail & Manitou trail are open year-round at Calabogie.

Legal Information

Year Built: 2020/approximately

Property Taxes: \$8,327.00/2023

Legal Description: PT LT 17 CON 2 BEING PARTS 2,3,4 & 5 ON 49R15620; TOWNSHIP OF MCNAB/BRAESIDE SUBJECT TO AN EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO OVER PARTS 2 & 4 ON 49R15620 AS IN MN13111E. TOGETHER WITH A RIGHT-OF-WAY OVER PARTS 6 & 7 ON 49R15620 AS IN RE37201. S/T A RIGHT-OF-WAY OVER PARTS 4 & 5 ON 49R15620 AS IN RE37201

Lot Size: 197.41 feet x 373.27 feet - 1.690 acres approximately

Water: Drilled Well

Sewer: Septic System

Exterior: Full natural stone & CanExel siding, completely maintenance free. The living, dining and ensuite bathroom windows have UV protection to help control excessive heat and cold.

Municipal Services: Weekly garbage & recycling collection

Inclusions: Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer, Wine Fridge, Auto Garage Door Opener, Bar-B-Que, Central/Built-In Vacuum, Gas Stove(s), Drapes, Storage Shed, Water Treatment, Wet Bar, Window Blinds, Hot water on demand system.

Exclusions: Art work, Attached TV's and Mounts, Wine in cellar

Possession: TBA



Joanne Goneau
Broker of Record/Owner



Joanne: 613-851-5982
Jennifer: 613-276-1792

joanne@joanegoneau.com
jennifer@joanegoneau.com
www.ottawaproperties.com

Information is believed to be accurate but not warranted.



Jennifer Carroll
Broker