



*48 Settlers Ridge Way*

\$1,019,900

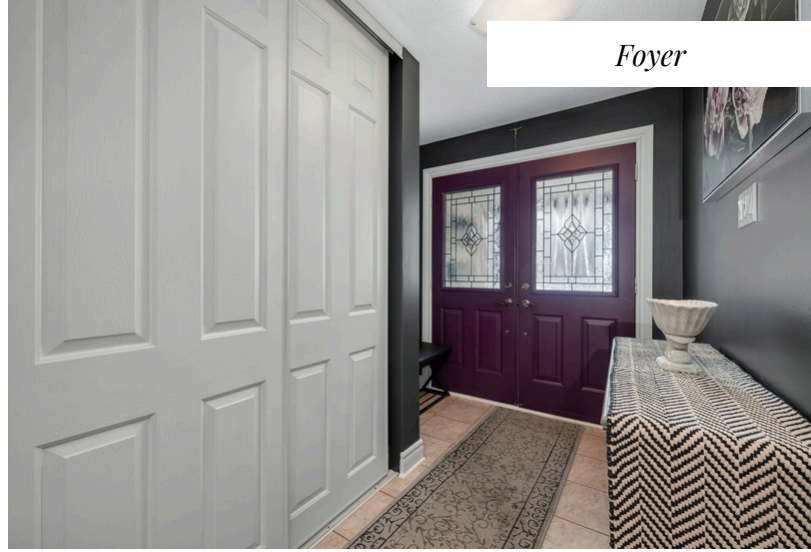
**RE/MAX**  
Absolute Realty Inc.  
Brokerage, Each Office Independently Owned and Operated.



*Front Veranda*



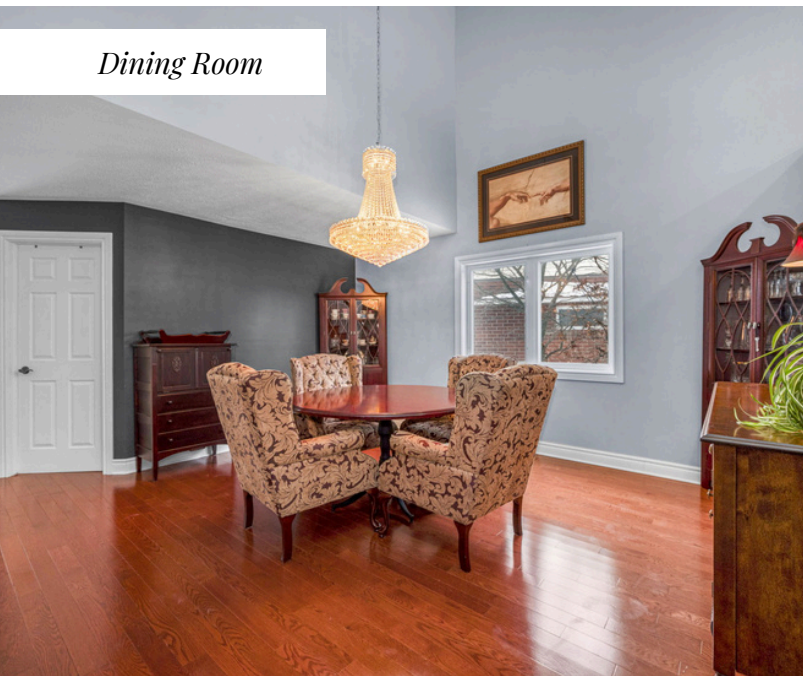
*Foyer*



*Dining Room*



*Dining Room*



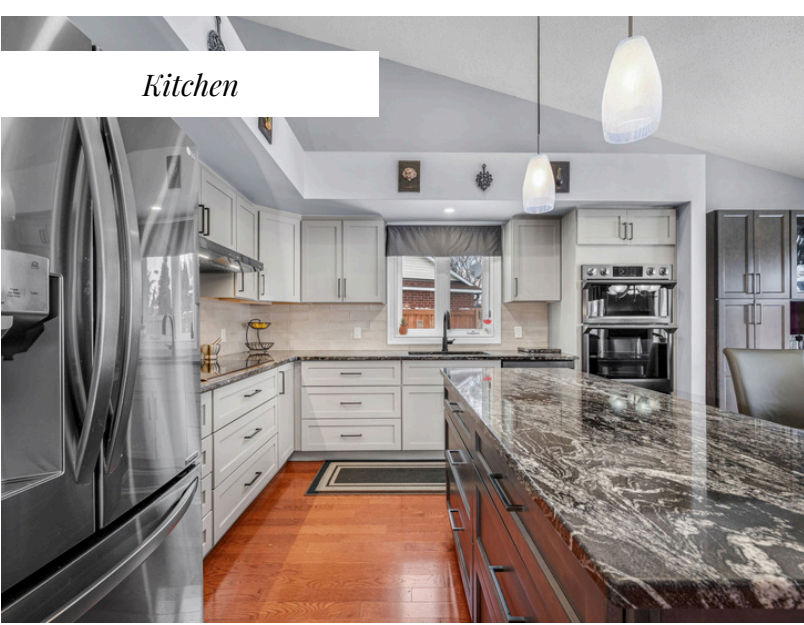


# Home Details

## Main Level

- Stunning custom bungalow loft, built by Minto and lovingly maintained by original owner, is located on a quiet street, in a desirable neighborhood of family friendly Barrhaven.
- This well designed custom 3+1 bedrooms & 3 bath loft bungalow offers a spacious, family friendly layout.
- Close to schools, parks, restaurants, shops and local amenities.
- A beautifully landscaped front yard featuring an interlocking brick walkway & vibrant front gardens to be enjoyed from the front veranda.
- Enter this home into a welcoming foyer with quality ceramic tiles & a convenient hall closet.
- Premium ceramic tile & gleaming hardwood flooring are featured throughout the home creating a warm & inviting atmosphere.
- The Main floor boasts an open concept layout where natural light pours in from large windows illuminating the space and highlighting the vaulted ceilings that create an airy, expansive feel.
- Step into a spacious dining room, perfect for hosting family gatherings. With ample room for a dining table, chairs, and a buffet or hutch, this inviting space is filled with natural light from a large window. *Please note:* The chandelier is excluded, and the electrical will be capped.
- The chef's kitchen, beautifully remodeled in 2018 by Choice Cabinets, features a thoughtfully designed layout that enhances both functionality and style. At its heart, a spacious island provides ample room for food preparation, complemented by elegant pendant lighting and abundant pot lights. The custom cabinetry is expertly designed to maximize storage and accessibility, incorporating soft-close mechanisms and convenient pot-and-pan drawers. Luxurious granite countertops, a stylish tiled backsplash, and a double granite-composite undermount sink add sophistication and durability. Appliances include a refrigerator, built-in oven with microwave, induction cooktop, hood fan, and dishwasher. For added convenience, a central vacuum kick plate ensures effortless cleanup, making this kitchen as practical as it is beautiful.
- The kitchen window and patio doors are adorned with elegant Hunter Douglas decorative blinds.
- A spacious eating area, illuminated by a charming chandelier, provides the perfect setting for family meals. Extra custom pantry cabinets, granite counter perfect as a coffee corner and display cabinets compliment the eating area. Sliding patio doors lead to the deck and a private, fenced yard, seamlessly blending indoor and outdoor living. Natural gas BBQ hookup is available.
- The living room exudes a sense of spaciousness with its vaulted ceiling, ceiling fan, and large windows that flood the space with natural light while offering stunning backyard views. In 2018 a linear gas fireplace was installed, set against a sleek porcelain tile wall (2018), adds warmth and modern elegance to the room.
- Two generously sized bedrooms offer ample closet space and abundant natural light from large windows. One features a striking cathedral ceiling and could easily serve as a primary bedroom, making it an excellent option for multigenerational living. The second bedroom, currently used as an office, is enhanced with elegant California shutters for added style and privacy.
- The family bath includes a large vanity with sink, drawers and cabinets, medicine cabinet, tub with tile surround, dual flush toilet and quality tile flooring.
- At the end of the hallway is a pantry closet providing storage for all your essentials plus cleaning supplies/vacuum.

*Kitchen*



*Kitchen*



*Eating Area*





# Home Details

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## Main Level

- The main floor laundry and mud room has a spacious double coat closet, plenty of room to store jackets, shoes, and accessories for every season, built-in shelves for all the extras, washer and dryer with cabinets above for all your cleaning supplies and even room for an additional fridge. Convenience is key with main floor laundry and inside entry to the double garage, with auto garage door opener, remote and side door.
- The backyard offers an exceptionally large deck with a gazebo, natural gas hookup, fully fenced offering plenty of privacy, and stunning gardens, beautifully landscaped. The backyard shed provides plenty of storage for all your gardening needs.

## Loft/Second Floor

- Hardwood stairs lead up to the spacious primary suite, offering ample room for a king-size bedroom set and a cozy sitting area perfect for watching TV. The suite features a generous walk-in closet and a luxurious four-piece ensuite bathroom. A large, oversized bay window with elegant California shutters fills the space with natural light, creating a warm and inviting atmosphere.
- The stunning ensuite bathroom boasts a deep whirlpool tub with a stylish tile surround, a spacious pedestal sink, a dual-flush toilet, and elegant tile flooring, creating a serene and spa-like retreat.

## Lower Level:

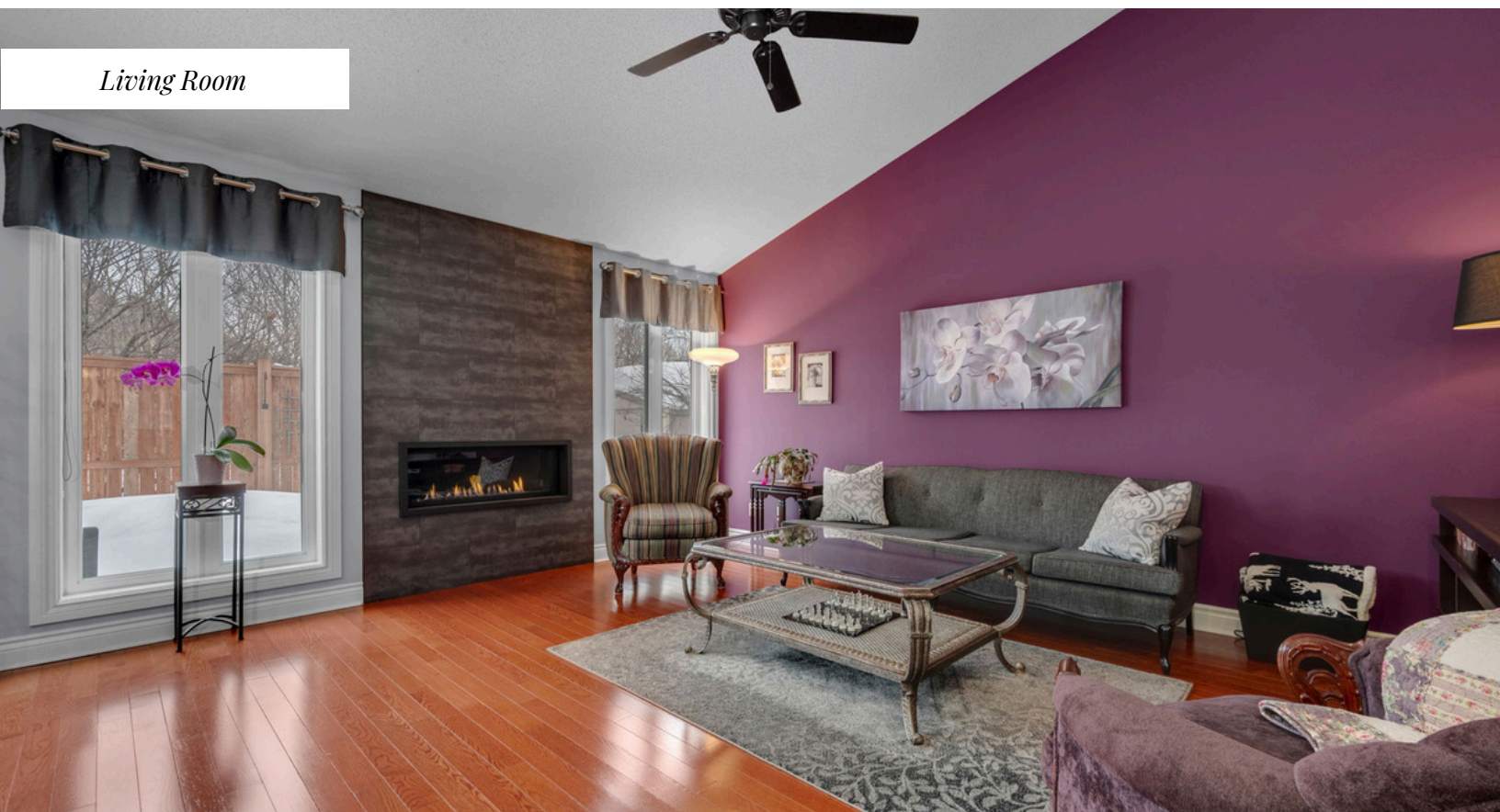
- Quality berber carpeted stairs lead to the finished lower level with luxury laminate flooring.
- The fully finished lower level features a sprawling recreation room with ample space for family gatherings, whether watching movies or playing games. A dedicated hobby area provides the perfect spot for crafts, projects, or other creative pursuits. A corner gas fireplace serves as the room's focal point, adding warmth and ambiance. A large window and numerous pot lights ensure a bright and inviting atmosphere.
- The lower level also includes a versatile room currently used as a gym, complete with a mirror, making it perfect for workouts or other activities.
- The spacious fourth bedroom comfortably fits a queen-size bedroom set and features a double closet and a generously sized window for natural light.
- The bathroom is well-appointed with a one-piece vanity featuring a sink, cabinet, and drawers, a tub with surround, a dual-flush toilet, and high-quality tiled flooring.



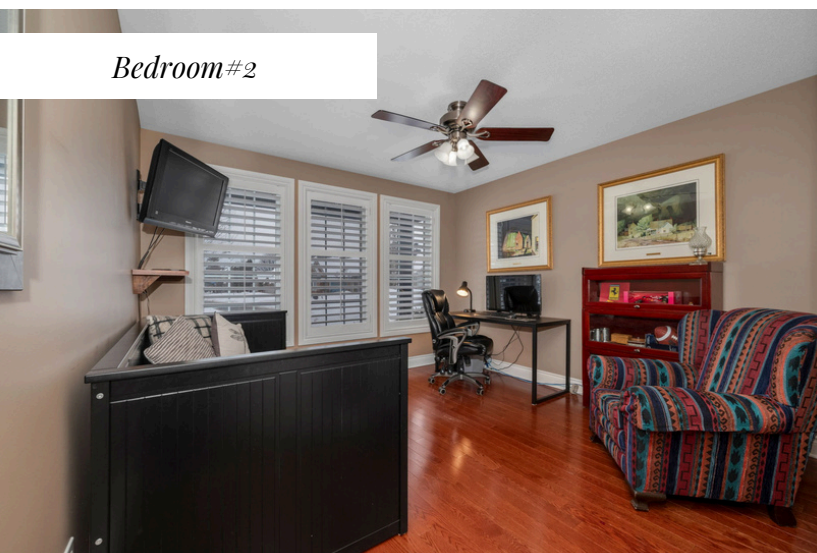
*Living Room*



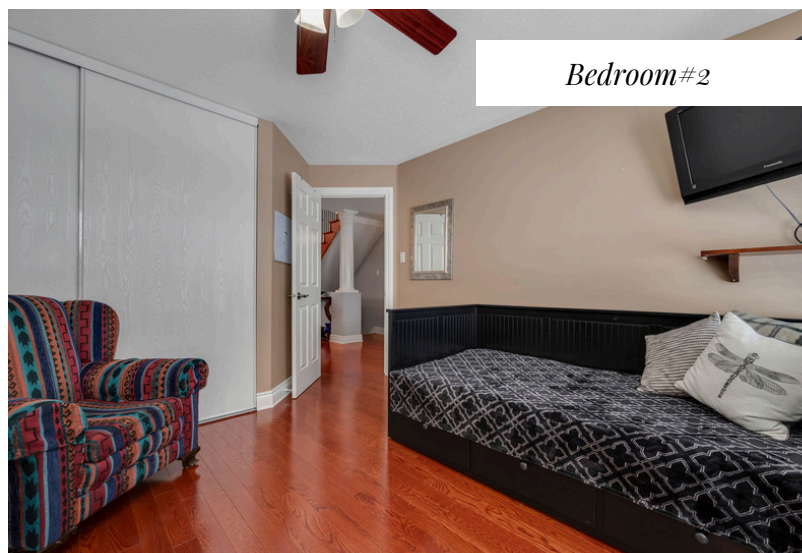
*Living Room*



*Bedroom #2*



*Bedroom #2*





*Primary Bedroom*



*Primary Bedroom*



*Ensuite Bathroom*



## *Room Dimensions*

### **Main Level**

<b>Foyer:</b>	9'4" X 6'8"
<b>Bedroom #1:</b>	13'2" X 11'5"
<b>Dining Room:</b>	15'3" X 14'7"
<b>Kitchen:</b>	12'8" X 10'10"
<b>Eating Area:</b>	11'6" X 11'0"
<b>Family Room:</b>	16'2" X 13'0"
<b>Bedroom #2:</b>	15'5" X 11'0"
<b>Main Bathroom:</b>	8'5" X 8'2"
<b>Laundry Room:</b>	8'7" X 8'2"

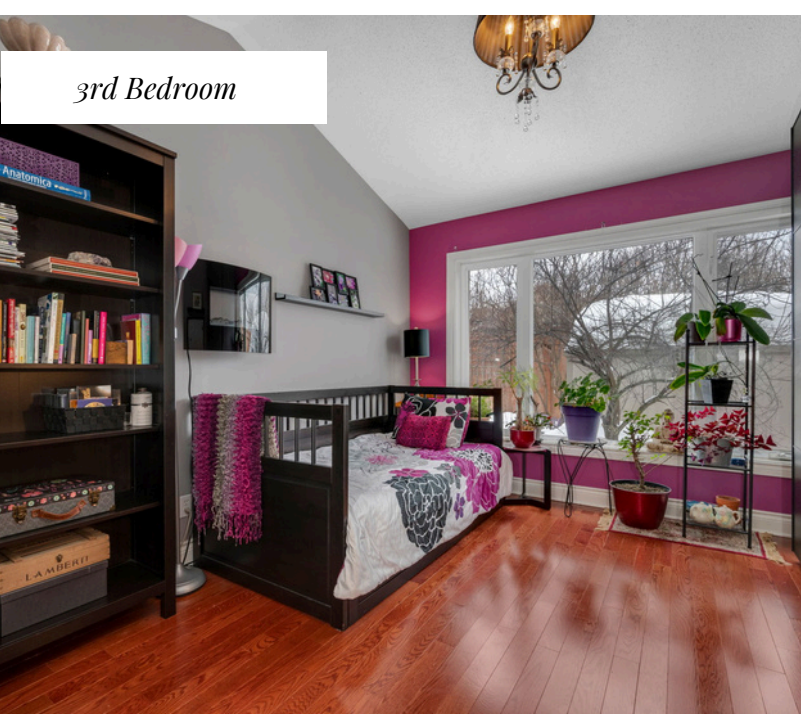
### **Second Level/Loft**

<b>Primary Bedroom:</b>	19'2" X 19'1"
<b>Ensuite Bathroom:</b>	8'10" X 8'0"
<b>Walk-In Closet:</b>	7'9" X 4'11"

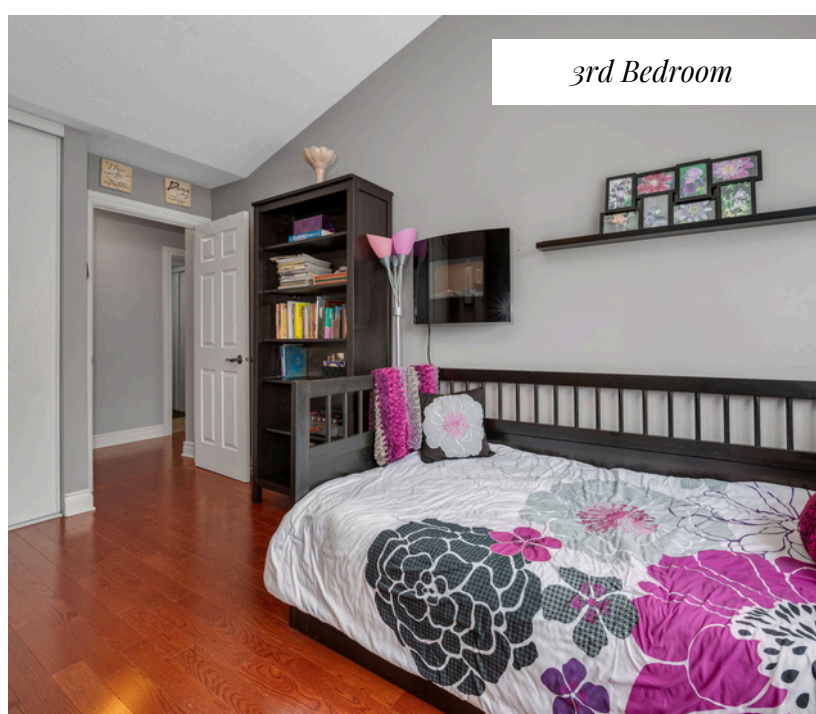
Information is believed to be accurate but not warranted.



3rd Bedroom



3rd Bedroom



Main Bathroom



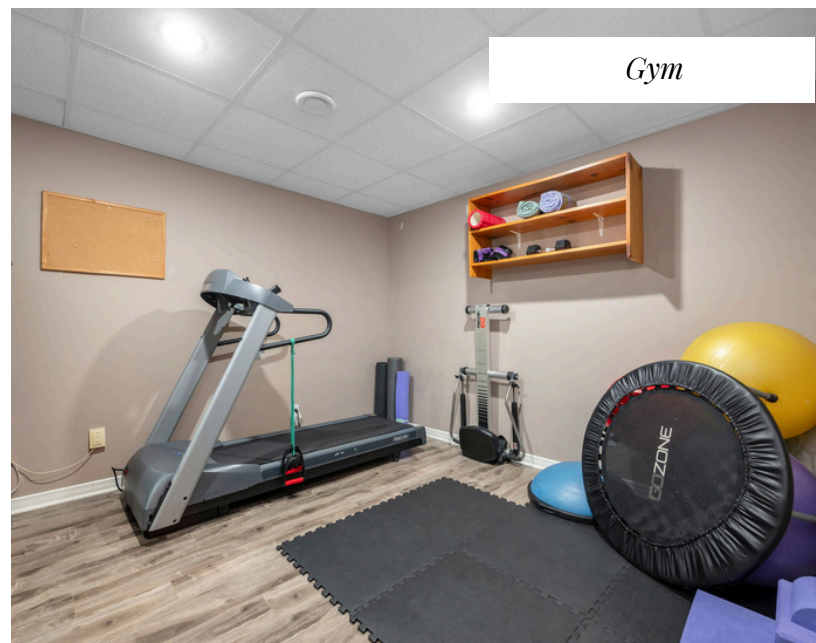
Main Laundry



4th Bedroom



Gym





*Recreation Room*



*Recreation Room*



*Recreation Room*

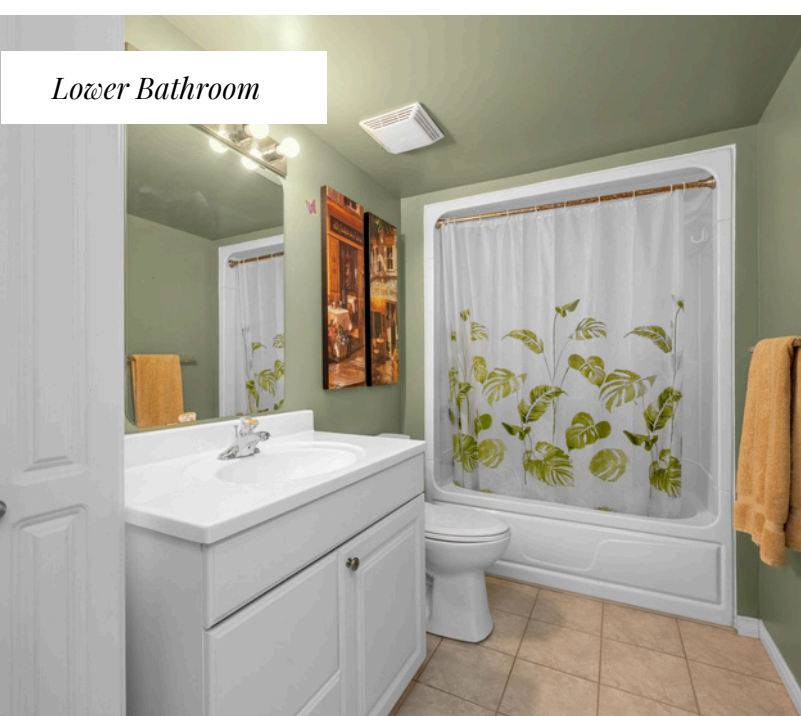


## *Lower Level Room Dimensions*

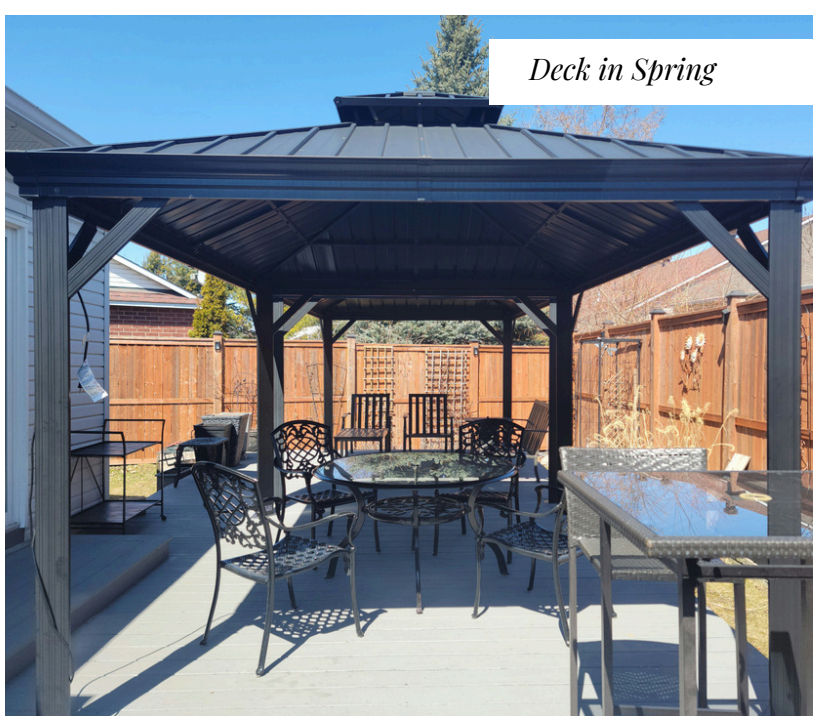
<b>Recreation Room:</b>	27'11" X 17'2"
<b>Hobby Area:</b>	13'10" X 7'11"
<b>Gym:</b>	10'7" X 10'5"
<b>Bedroom:</b>	14'6" X 10'4"
<b>Bathroom 3-piece:</b>	10'1" X 5'6"
<b>Utility Room:</b>	17'9" X 17'4"



*Lower Bathroom*



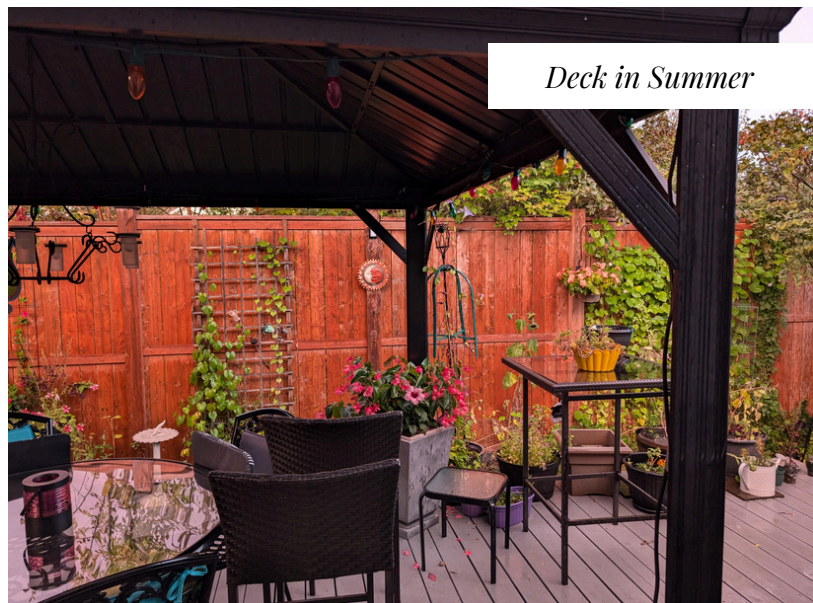
*Deck in Spring*



*Deck in Summer*



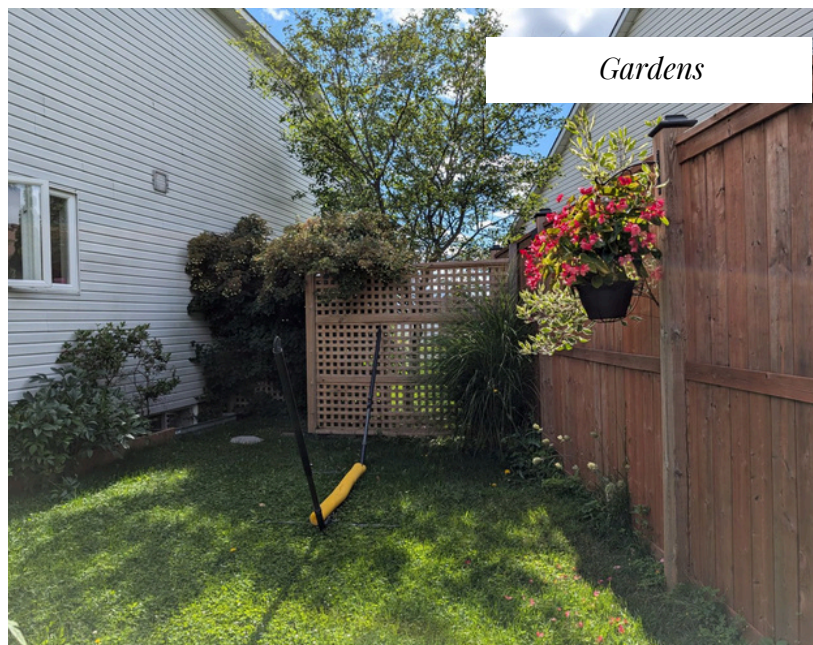
*Deck in Summer*



*Gardens*



*Gardens*





*Front Garden*



## *Legal Information*

**Year Built:** 1999 approximately

**Builder:** Modified Custom Build by Minto

**Legal Description:** LOT 28, PLAN 4M1023, NEPEAN.

**Property Taxes:** \$5,405.82/2024

**Inclusions:** Dishwasher, Fridge, Cook Top, Hood Fan, Wall oven & microwave, Auto Garage Door Opener & remote, Ceiling Fans, window blinds, 1 gazebo, Storage Shed, california shutters

**Rental:** Hot Water Tank (2014)

**Exclusions:** Dining room chandelier (will be capped), 1 gazebo, all garden ornaments

**Updates:** Roof 2015, Kitchen 2018, Freshly painted 2018, Gas Fireplace & porcelain wall 2018, Furnace 2023, Central vacuum 2023

**Possession:** TBA

Information is believed to be accurate but not warranted.



The Joanne Goneau Team

Joanne Goneau

Broker of Record/Owner

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