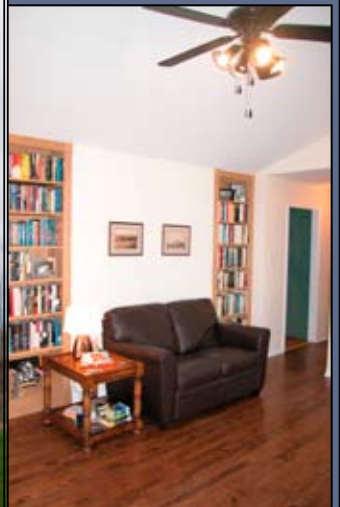




NANCY BENSON PRESENTS...
Sales Representative

121 RUSHING BROOK DRIVE "FOREST BROOK ESTATES"




KELLER WILLIAMS
OTTAWA REALTY LTD.

BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

610 BRONSON AVENUE • OTTAWA • ONTARIO • K1S 4E6
DIRECT: 613.747.4747 • PHONE: 613.788.2554 • FAX: 613.788.2555
WEB: www.nancybenson.com • EMAIL: nancy@nancybenson.com

121 RUSHING BROOK DRIVE

\$395,000



LOCATION

- Perfect rural setting for those who wish to remain close to the city, while having the privacy and space of a large lot in a pastoral setting
- Economical natural gas service has been installed to this custom bungalow
- Close proximity to schools in Carp - Huntley Centennial Public School, St. Michael's and Venta (Private school)
- Satellite internet service available and home pre-wired with DSL cabling

EXTERIOR

- Numerous upgrades in recent years makes this home look next to new (see attached)
- Professionally landscaped with welcoming front verandah, interlock front walk, flagstone rear walk, and meticulous perenial gardens
- Enjoy lazy summer days on the new oversized custom deck with crafted pergola
- Landscape lighting around perimeter of front and rear gardens (on timers)
- Fenced dog run installed with easy access from rear of home
- Custom glass (insulated) front door
- Roof venting with extraction fans installed, regulated by a thermostat (for cooling efficiency)

INTERIOR

- Living room with cathedral ceiling - natural gas fireplace with slate tiled surround & custom wood mantle
- Lots of natural light with two sets of terrace doors accessing the expansive garden
- Separate lower level media room pre-wired for surround sound
- Furnace and central air conditioning installed in May 2005 complete with HVAC system
- Gas generator - as backup for furnace, sump pump, water pump, hot water and basic lighting
- ADT security system installed
- Stereo system pre-wiring to dining room, living room and master bedroom
- Fabulous decorator kitchen with plenty of counter space, oversized double sink with hot water dispenser, separate work area perfect for storing cookbooks & two computer desks with drawer storage
- Lower level with oversized games room & bar area, and lots of storage in 3 separate locations
- Motion sensitive lighting in garage, at end of house, as well as on the deck - for energy savings and safety

MAIN LEVEL

Foyer: 5'6" x 3'5"	Ceramic tiled floor, oversized single guest closet, french door to front hallway	Dining Room: 14'7" x 11'10"	Maple hardwood floor, sizeable alcove (perfect for a hutch), pre-wired for stereo system
Living Room: 20' x 18'	Maple hardwood, custom blinds, book shelves installed with adjustable shelves, cathedral ceilings, ceiling fan, natural gas fireplace with slate tile surround, two sets of terrace doors & custom blinds installed	Kitchen: 12'6" x 9'6"	Distressed look pine floor, eat-in bar, cabinetry with valance lighting & uplighting, four door pantry with microwave shelf and counter, double stainless steel sink with "Heritage" style faucet & instant hot water dispenser, breakfast area with two desks - the first has two sets of built-in drawers and cabinet, second with built-in drawers

The enclosed information is believed to be accurate, but it is not warranted

121 RUSHING BROOK DRIVE

“FOREST BROOK ESTATES”

MAIN LEVEL CONTINUED

Office/Den: 8 ⁵ " x 7 ⁷ "	Maple hardwood floor, two windows, ceiling fan	Mudroom: 10' x 9'	Vinyl tiled floor, laundry sink and cabinet, storage cabinetry washer and dryer, linen closet, door to garage
Master Bedroom: 15 ¹¹ " x 14'	Maple hardwood floor, ceiling fan	Garage:	Built-in shelving and wood box
Ensuite Bath: 13' x 9 ¹⁰ "	Oak hardwood floor, all new glass shower with decorative tile surround plus extra deep corner soaking tub with hand held shower, exhaust vent, toilet and bidet, corner vanity with drawers	Walk-in Closet: 10' x 5 ⁸ "	Shelving, two sides with double bars, access to attic
Bedroom: 13 ⁴ " x 11 ¹¹ "	Maple hardwood floor, double clothes closet with organizers	Bedroom: 13' x 11 ¹⁰ "	Maple hardwood floor, double clothes closet with organizer
Hallway:	With linen closet	Bathroom: 8 ⁶ " x 6 ⁹ "	4-piece, sheet floor, one piece tub/shower enclosure with overhead light, pedestal sink and toilet, closet

LOWER LEVEL

Media Room: 19 ⁵ " x 11 ³ "	Wall to wall broadloom, pot lighting, speaker wiring, tuner wired to recreation room	Hallway:	Engineered hardwood floor, French doors to games room
Games Room: 33 ² " x 25 ⁵ "	Wall-to-wall broadloom, built-in book cases, pot lighting	Bar Area: 17 ⁷ " x 11 ⁶ "	Built-in bar - shelving and fridge, wall to wall broadloom, pot lighting
Cold Room: 16 ⁸ " x 3 ⁹ "	Insulated, wine cellar	Storage: 15 ⁹ " x 14 ⁴ "	Concrete floor, window, overhead lighting
Utility Room: 9' x 7 ² "	Water softener, sump pump, water supply tank, hot water tank, reverse osmosis	Two cedar closets plus Furnace Room area and Storage	For off-season clothing

PROPERTY DETAILS

Legal Description:	PCL 2-1, Sec. 4M-853; Lot 2, Plan 4M853; West Carleton/Huntley
Lot Size:	2.23 Acres with a 244.16 foot frontage (see survey)
Survey:	October 1993
Taxes:	\$3,664.21 (2008)
Year Built:	1994
Parking:	Double attached garage (plenty of additional surface parking), garage door openers installed
Heating:	Forced Air Gas (high efficiency furnace with heat recovery system - HRV)
Cooling:	Central Air Conditioning
Inclusions:	2 fridges, stove, hoodfan, dishwasher, washer, dryer, alarm system hardware, pre-wiring for stereo system & pre-wiring for home theatre system, recreational room speakers, 2 garage door openers, 2 garage remotes, central air conditioning, all blinds and window coverings, all light fixtures, 4 ceiling fans, 2 desks in kitchen, exterior landscape lighting, dog run, HRV system, water softener, submersible pump, electronic air cleaner, reverse osmosis water purifying system (located under sink in kitchen), gas generator
Exclusions:	All hanging mirrors, pool table accessory rack, miscellaneous lawn ornaments
Rental Equipment:	Hot water tank, alarm system monitoring
Possession:	To be arranged
Water System:	Drilled well - access at front of home - water test on file
Septic System:	Located at right side of home - see plan

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