

\$1,725,000 - 188 Morris Island Drive, Ottawa

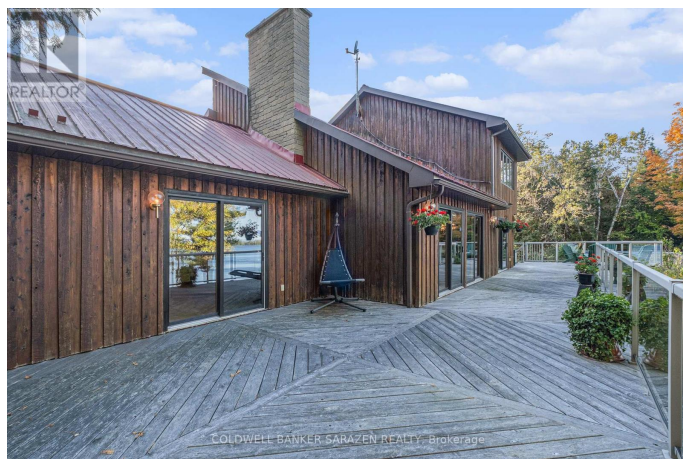
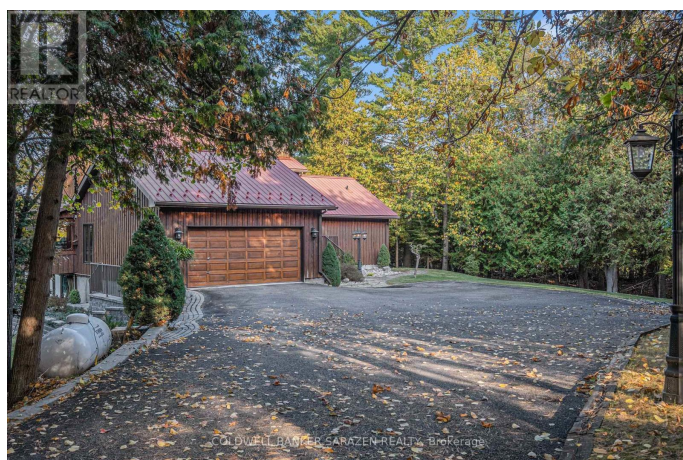
MLS® #X12453134

\$1,725,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

9401 - Fitzroy, Ottawa, Ontario

Tranquility awaits you! A short drive from Kanata where you can be enjoying a coffee on your beautiful large deck at your home on this gorgeous lot on the Ottawa River. The heart of this 2-Storey home boasts a Stone Fireplace from Floor to Ceiling! The kitchen boasts Granite counter tops and island with built-in JennAir Stove Top and provides access to large 3 season sunroom. Formal dining area with full set of patio doors also gives access to deck. Primary Bedroom on main level has 4 piece ensuite with heated floors, and a patio door entrance to the wrap around deck. The second Storey overlooks the living room and comes with 2 bedrooms and a bathroom. The finished basement Recreation Room with walk-out access has full brick wall with wood stove to cozy up to. Loads of storage! Your own woodworking shop in basement with direct access to outside! Plenty of room on your 50 foot deck to entertain guests! Large dock will accommodate your cruising boat and when the days boating is completed simply drive into the cradle and let the rail system pull your boat into your own Boat House. An oversized 2 car garage gives access to the home for easy entrance through a foyer into the kitchen. Property also includes a separate 3+ car garage with 2 large bay doors and a room off to the side with a small loft, used as storage or could be converted into a bunkie. A must see for anyone looking for that gorgeous view, direct water with boat house and dock, swimming, privacy... all of that and an easy



commute to Ottawa! An adventurers dream
you are a short walk away from the Morris
Island Conservation Area which offers walking
trails through diverse natural environments
including forests, wetlands, and shoreline
areas and minutes to the Ontario snowmobile
trail system which leads directly to Quebec trail
system. (id:6289)

Essential Information

Listing #	X12453134
Price	\$1,725,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	188 Morris Island Drive
Subdivision	9401 - Fitzroy
City	Ottawa
Province	Ontario
Postal Code	K7S3G7

Amenities

Amenities	Fireplace(s)
Parking Spaces	11
Parking	Attached Garage, Garage
# of Garages	2
View	View, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Treatment, Dishwasher, Dryer, Stove, Washer, Refrigerator
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Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Cedar Siding
Lot Description	300.9 x 276.7 FT
Foundation	Block

Listing Details

Listing Office COLDWELL BANKER SARAZEN REALTY



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