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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

1611 Landel Crescent, Marchvale Estates

\$1,269,000



MRS. JOAN SMITH

Broker, FRI, CMR, CRA

Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage*

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*see award details at www.joansmith.com

Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives

1611 Landel Drive, Marchvale Estates

Outstanding spacious four bedroom, three bath stone bungalow, on an approximately 2 acre serene treed estate lot in prestigious Marchvale Estates. Attached triple car garage perfect for hobbies. Interlock walkway, steps, patio and wonderful front and back covered porches to enjoy, along with raised garden beds. Beautiful front door with 2 sidelights & pallidum window leads you to the tiled foyer with stunning arches and pillars. Great room with combined living and dining room with 12 foot ceilings, many windows and hardwood flooring. Open plan kitchen with tile flooring is perfect for any chef, families and entertaining. This captivating home with approximately 3270 square feet (above grade) can be enjoyed by families, those with in-laws or looking for home office space. Short drive to shops, top schools, hi-tech & 417.

Welcoming interlock walkway and front porch perfect to greet guests. Tiled foyer with double windows with palladium headers brings light in the foyer and has views into the fantastic great room with hardwood flooring, recessed lighting, arch details, fireplace and tall windows with views of the backyard. Fantastic room to entertain in with space for a long dining table and plenty of seating. Close by is entry to the open plan kitchen. Features include: an island with breakfast bar, many cabinets, walk-in pantry, stainless steel appliances, recessed and task lighting and an exceptionally large eating area which has room for a desk and additional seating. Wall of windows brings in the natural light and there is a double door to the covered porch, ideal for barbecues. Barbecue connected to gas line is included.

Off the front hall there is a two piece powder room, with pedestal sink, updated mirror and light fixture, handy for guests and close by the home office or bedroom at the front of the home. Stunning double window, hardwood flooring and walk-in closet are beautiful features. The primary bedroom has hardwood flooring and provides ample space for a king size bed, dresser and reading nook. Double door to the porch and triple window bring natural light into the room. Two walk-in closets provide ample clothes storage. The impressive ensuite bath was renovated in 2023. It has heated tile flooring, long vanity with two sinks & storage tower, quartz counter, black fixtures, tiled double shower with seat and window, a free standing tub and toilet closet.

Bedrooms two and three are each a good size and have two double closets, overhead lights and beautiful windows. The main bath is close by and has a vanity with drawers and extra storage, new quartz counter and undermount sink and faucet, updated mirror and light fixture. The separate combined tub and shower with toilet is convenient for families. Completing the main level is the tiled laundry and mud room with entry to the garage and provides lots of room for storage for everyday living.

Carpeted stairs with oak spindles and rails takes you to the lower level. There is tremendous potential and space for a rec room, home theatre, hobby area and an additional bedroom. Five double windows provide lots of natural light.

This stunning home shows pride of ownership and thoughtful design. Amazing natural light and room sizes that can accommodate multiple uses. Enjoy the serenity of the property and wonderful location.



Main Level

Foyer:	8.54x1.49m
Living Rm:	5.02x4.27m
Dining Rm:	5.03x4.26m
Kitchen:	5.85x5.58m
Eating area:	5.87x3.12m
Pantry:	2.06x0.94m
Den/Bedroom:	4.87x3.47m
Walk-in closet:	1.50x1.29m
Powder room:	1.51x1.50m
Primary Bedroom:	5.16x4.86m
Ensuite:	3.85x2.75m
Walk-in closet:	3.65x1.62m
Walk-in closet:	2.06x1.62m
Bedroom:	4.42x4.09m
Bedroom:	4.88x4.29m
Main bath:	3.88x1.96m
Laundry/mudroom:	4.31x2.75m

Lower Level (Unfinished)

General Information

Year Built:	2001/approx.
Taxes:	\$8100 / 2025
Lot Size:	Approx. Front 196.61', Back 196.64', Right side 471.37', Left side 474.09'
Garage:	Triple attached
Heating:	Forced/Gas
Water:	Drilled Well
Sewer:	Septic
Fireplace:	1 propane (in as is condition)

Legal Desc:

LOT 17, PLAN 4M1076, KANATA.

Included

Fridge, stove, hood fan, dishwasher, microwave, washer, dryer, all light fixtures, all window coverings & drapery tracks, 2 garage door openers, Central Air Conditioner, Hot Water Tank, Humidifier, HRV, Generator, BBQ (connected to gas line)

Possession Date

To be arranged



The information provided within has been prepared with care and is believed to be accurate, but no warranty is given, and this document is not part of any contract.

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1611 Landel Drive, Marchvale Estates

Highlights:

- Spacious four bedroom, three bath stone bungalow on approx. 2 acre treed estate lot in prestigious Marchvale Estates. Attached triple car garage. Short drive to shops, top schools & hi-tech.
- Approx. 3276 square feet above grade
- Interlock walkway, steps, patio and wonderful front and back covered porches, and raised garden beds along front of house & garage
- Beautiful front door with 2 sidelights & arched pediment window. Tiled foyer with stunning arches and pillars.
- Great room with combined living and dining room, tall ceilings, recessed lighting, hardwood flooring & many double windows with blinds.
- 12' ceilings in foyer/hall & in great room. 9' ceilings throughout rest of house
- Extra-wide doorways throughout the house for ease of movement, accommodating large furniture or wheelchairs
- Oak hardwood throughout & porcelain tiles in foyer, kitchen & laundry/mudroom
- Expansive kitchen with tile flooring, recessed lighting, island with breakfast bar, walk-in pantry, task lighting, gas line for stove
- All appliances included. Stove, 2026
- Double door to porch and backyard
- Primary bedroom with 2 walk-in closers, door to porch & full ensuite
- Ensuite fully renovated, 2023. Heated floors, 2 sinks, quartz counter, double glass shower with seat & window, free standing tub, water closet
- Main bath quartz counter, 2026
- Roof, 2024
- Central Air Conditioner & Furnace, 2019 & ecobee thermostat
- Humidifier, 2019, HRV
- Owned hot water tank, 2022
- Generac Generator
- 200 Amp service
- 2 sump pumps, 2025, have battery backups & Wi-Fi module for real-time status notifications
- Water softener & iron filter
- Front and back doors, 2020
- New insulated garage doors
- Two garage door openers
- Well and septic original to home
- All blinds and light fixtures included
- BBQ included & connected to home's gas line
- Propane fireplace in as is condition



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