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**RE/MAX Absolute Walker Realty**  
**238 Argyle Ave.**  
**Ottawa, Ontario**  
**K2P 1B9**

795 Canary Street, Ottawa, ON, K4B 1H3, Canada

MLS®# 1067316



<b>Property Value</b>	\$1,485,000
<b>Type</b>	House
<b>Style</b>	Detached   2 Storey
<b>Basement</b>	Full (Finished)
<b>Parking</b>	3 Car Attached
<b>Lot Frontage</b>	293.91 ft
<b>Lot Size Area</b>	2 acres
<b>Bedrooms</b>	6
<b>Bathrooms</b>	3 full & 3 half

## Description

Marked with notes of elegance and influenced by old world flair, this French country-inspired estate is nestled on a total of 9 acres (including 7 acres on 3388 Milton Rd. MLS#: 1067287)

Stone pillars and a circular drive escort you to the enchanting façade. Upon your entry, you will be welcomed by the stunning curved staircase. The principal rooms throughout the main level are generously proportioned and were designed with formal and relaxed entertaining in mind. The living room with gas fireplace is adorned with striking crown moulding while the formal dining room emanates French country charm with wood-coffered ceilings and double door access to the private terrace. The refined kitchen exudes richness with travertine tile flooring, built-in appliances, biscotti-stained millwork, limestone countertops, an oversized island with decorative corbels, ornate hood fan, travertine backsplash, cabinet crown moulding and built-in work station. Settle into the cozy family room or retreat to the Muskoka room through the captivating stone archways for a swim in the indoor spa or quiet evening in front of the fireplace. The main level is complete with a guest suite and cheater ensuite, side entrance and main level laundry.

The second level, featuring the master retreat with romantic 6-piece ensuite with radiant flooring, walk-in closet and south facing private balcony is complemented by 4 spacious secondary bedrooms, main bathroom, an open loft overlooking the ground floor foyer and well-designed executive office. Spend evenings playing billiards in the games room, host a wine tasting in the uniquely designed cellar or sneak away to watch a blockbuster film in the private home theatre. Relish in the tranquil backyard haven with in-ground pool, lush green space and adore nightfall gazing at the stars.

Exterior walkways and lower patio are equipped with a snow-melt system. Not a detail or expense has been overlooked. This meticulously planned home is remarkably energy efficient offering significant reductions in Hydro and Heating Costs. Equipped with a solar energy system, propylene glycol radiant floor system, wind energy, a power generator and separate battery backup, this estate has it all.

### Solar Energy:

"The microFIT Program was launched in 2009 as part of the Ontario government's efforts to increase renewable energy in the province. The program provides Eligible Participants with the opportunity to develop a "micro" renewable electricity generation project (10 kilowatts or less in size) on their property."

- Independent Electricity System Operator (IESO)

### Propylene Glycol radiant floor system:

This approach utilizes a dedicated heat source for the radiant floor. The fluid in a closed system is re-circulated around and around in a completely closed loop. There is no connection whatsoever to the domestic water supply. The main advantage to this system lies in the fact that, being closed, anti-freeze instead of water can be used as the heat transfer medium.



