

Welcome to

6 Wersch Lane



CHELL
TEAM



Welcome to this stunning and RARELY offered Monarch-built bungalow, perfectly situated on a quiet street in the prestigious Stonebridge Golf Club community. STEPS away from the scenic Stonebridge Trail along the Jock River - an ideal location for outdoor enthusiasts and nature lovers alike! Upon entry, you'll be greeted by a bright and spacious interior filled with elegant details including vaulted ceilings, crown moulding and beautiful pot lighting. The spectacular great room serves as the heart of the home, bathed in natural light and features a cozy gas fireplace. Gorgeous kitchen boasting custom cabinetry, stainless steel appliances and quartz counters. Primary retreat offers a walk-in closet and 4pc ensuite featuring double sinks and oversized glass shower. Convenient main level laundry. Renovated basement (2021) is an entertainer's dream with spacious recreation room, custom bar, guest bed & full bath. Outdoors, enjoy the beautifully landscaped west-facing backyard, fully fenced with PVC, interlock patio and fixed canopy. With an efficient irrigation system in place - maintenance is a breeze!





MAIN LEVEL

| | |
|-----------------|----------------|
| Foyer | |
| Great Room | 19'9" x 14'0" |
| Dining Room | 12'6" x 12'5" |
| Kitchen | 12'6" x 12'5" |
| Eating Area | 11'5" x 8'5" |
| Primary Bedroom | 17'5" x 11'5" |
| Ensuite | 4-piece |
| Bedroom | 11'10" x 11'6" |
| Bedroom | 13'4" x 12'5" |
| Bathroom | 4-piece |
| Laundry Room | |

BASEMENT

| | |
|-----------------|----------------|
| Recreation Room | 39'0" x 14'9" |
| Bar Area | 19'8" x 11'10" |
| Guest room | 15'11" x 12'9" |
| Bathroom | 3-piece |
| Storage | |

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, All Window Coverings, TV Mount, Canopy

EXCLUSIONS

TV's, Wine Fridge

Bedrooms: 3

Bathrooms: 3

Neighbourhood: Stonebridge

Lot Size: 55.19 ft x 115.06 ft

Year Built: 2002

Possession: TBA

Style: Detached, Bungalow

Exterior: Stone, Stucco, Siding

Parking: 4

Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Tile

Taxes: \$6,662 / 2024





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UPGRADES LIST

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2024

- Refrigerator & stove with 2 year warranty
- Exterior painted
- Main bathroom toilet replaced

2022

- Front and backyard softscape landscaping by Greenlife Garden Care and Landscaping

2021

- Basement renovated (Luxury vinyl plank flooring, paint, drywall ceiling, pot lights, custom bar with barn board and live edge bar top)

2020

- Ensuite completely renovated by Reno's Group
- Irrigation system by Yates
- Backyard canopy by House of Canvas

Ensuite & basement bathroom toilet replaced

2019

- Furnace
- Central Air Conditioner
- Gas hookup for BBQ

2017

- Roof re-shingled
- Garage doors





Designated Representative Sarah Toll

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Ottawa,
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