

Welcome Home
7563 Stone School Road



The Stuewe Team

Doug Stuewe & Ashley Moore
Sales Representatives
dougstuewe@royallepage.ca
ashleymoore@royallepage.ca



139 Prescott Street
Kemptville ON
K0G 1J0
Office: 613.258.1990

Welcome to 7563 Stone School Rd.



Thinking of downsizing? 7653 Stone School Road could be the answer. Visit this peaceful street in beautiful Greely to see for yourself. This 3 bedroom home was extensively upgraded in 2010. The open concept ML living space (new laminate installed 2024) is well suited for entertaining friends & family. All primary living spaces are well sized and functional. The LL features a spacious laundry room, an office, a bathroom, storage room and a family room/man cave. The home features a security system, newer water systems & a 2022 propane furnace. The well sized covered back deck & a large private fully fenced backyard provides a restful and safe oasis. The exterior space includes a fire pit, storage shed & an oversize garage with a built-in workshop that can be easily disassembled if you wish. The oversized paved driveway has adequate space for multiple vehicles and your RV. Imagine easy access to snowmobile trails with quick access to Bank Street for city commuters.



7563 Stone School Road

Upgrades and Renovations List

1. Garage with insulated 12'x12' workshop with exterior motion detection light
2. Asphalt Driveway
3. New culvert pipe installed at the end of the driveway
4. Front deck with roller gate
5. Back removable deck with roller gate
6. Gardens and landscaping
7. 12'x12' Shed with electricity
8. Central Air conditioner
9. Propane Furnace & Hot water tank
10. Propane outlet for BBQ
11. Ultraviolet water system
12. Electricity (GFCI) to back deck
13. 30 amp generator connection and Transfer panel
14. 8000 Watt running Firman dual fuel Generator with electric start
15. Drainage hose in front ditch
16. Window shutters on all windows including garage
17. Fenced backyard with roller gate
18. Half bathroom in basement
19. Storage room in basement
20. Laundry/food room in basement
21. Rec room in basement with 55" wall mounted TV
22. 10'x10' office in basement
23. Ceiling fans in all main floor rooms
24. Basement lights fixtures
25. Laminate flooring in kitchen and living room and hallway
26. Additional kitchen pantries
27. New Stove
28. Closet Armoires
29. Front storm door with removable glass and screen
30. Kitchen and bathroom faucets
31. Bathroom linen armoire
32. 4 Security cameras with 8-channel DVR
33. Backyard additional potable water outlet.
34. Front and back hard water outlets for plants and lawn.
35. Customs made window blinds
36. Water Treatment Systems: UV Filter, Water Softener, BIF98 Chemical Free Iron Filter Water Treatment - removes Iron and Sulfur, Tannin Filter

2024-08-22

7563 STONE SCHOOL ROAD, Ottawa K0A 1P0

ML#: 1408166

New Listing!



Status: Active
Dist/Neigh: 1605- Osgoode Twp North Of Reg Rd 6
Municipality: Greely
Neigh Name: 99 ' x 149 '
Lot Size: 99 ' x 149 '
Zoning: RES
Zoning Desc: RES
Legal Desc: PT LT 15 CON 6 OSGOODE PT 1, 5R7004 ; OSGOODE

List Price: \$645,000
Sub Type: Residential
Fronting: Northeast
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: Bank Street south past Greely turn right onto Stone School Road.
Public Remarks: Thinking of downsizing? 7653 Stone School Road could be the answer. Visit this peaceful street in beautiful Greely to see for yourself. This 3 bedroom home was extensively upgraded in 2010. The open concept ML living space (new laminate installed 2024) is well suited for entertaining friends & family. All primary living spaces are well sized and functional. The LL features a spacious laundry room, an office, a bathroom, storage room and a family room/man cave. The home features a security system, newer water systems & a 2022 propane furnace. The well sized covered back deck & a large private fully fenced backyard provides a restful and safe oasis. The exterior space includes a fire pit, storage shed & an oversize garage with a built-in workshop that can be easily disassembled if you wish. The oversized paved driveway has adequate space for multiple vehicles and your RV. Imagine easy access to snowmobile trails with quick access to Bank Street for city commuters.

Property Information

Style:	Detached	Type:	Bungalow(1 Storey)	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/1
Year Built:	1969/Approx	#Gar:	2	Beds BG:	0	Ensuites:	0
Parking Desc:	2 Garage Detached, Oversized			#Cover:	0	Total Park:	8
Heat Desc:	Forced Air			Heat Fuel:	Propane		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:		FP Fuel:	
Exterior Finish:	Siding			Sewer:	Septic Installed		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Partly Finished		
Floor Covering:	Carpet Wall To Wall, Laminate, Tile			Fire Retrofit:	No		
Appliances Incl:	Hood Fan, Refrigerator, Stove						
Feat/Equip Incl:	Auto Garage Door Opener, Storage Shed, Window Blinds, Other (See Remarks)						
Site Influences:	Deck, Fenced Yard, Landscaped						
Neigh Influences:	Highspeed Available, Paved Road, Recreation Nearby, Shopping Nearby						
Exclusions:	Washer & Dryer, Bathroom Cabinet, Electric Fireplace in Basement						
Rental Equip:	2 Propane Tanks						
Secondary Dwelling Unit (SDU):	No						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	11'0" x 6'7"	DINRM	Main	11'0" x 8'4"	KITCH	Main	19'0" x 11'0"	FBATH	Main	8'3" x 7'11"
MBED	Main	13'0" x 11'2"	BEDRM	Main	11'2" x 10'8"	BEDRM	Main	11'2" x 9'9"	PBATH	Bsmt	6'3" x 4'4"
RECRM	Bsmt	29'9" x 10'8"	LAUND	Bsmt	10'10" x 11'4"	OFFICE	Bsmt	9'9" x 9'0"	UTIL	Bsmt	22'0" x 12'5"

Other Property Information

Assoc/POTL Fee: \$0.00
Taxes/Yr: \$2,233.00/2023
Assmt/Yr:
Survey/Yr:
Multimedia URL: https://youtu.be/jxoQ_G4f0Sw
Add Images URL: <http://dougstuewe.ca/Feature-Listing/7563-stone-school-road/>

Office Information

List Office #1: ROYAL LEPAGE TEAM REALTY, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 1
SRD:
PR:
SD:
CD:
SP:

7563 Stone School Road
Utilities & Inclusion/Exclusion List

<u>7563 Stone School Road Utilities</u>							
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>5m 2024</u>		<u>Average</u>
Hydro	\$1,197.00	\$1,472.00	\$2,490.00	\$2,556.00	\$934.00		\$1,922.00
Oil	\$1,156.00	\$974.00					
Propane		\$744.00	\$934.00	\$1,022.00	\$577.00		\$936.29
Property Tax	\$2,079.00	\$2,108.00	\$2,169.00	\$2,271.00	\$2,300.00		\$2,185.40
<u>Considerations</u>							
Puppy Litters	-	-	1	2	1		
- Increases Hydro and Propane due to daily Laundry, hot water and dryer for 20 weeks							
- Approximately 35% additional costs during those years.							

Inclusions

1. 2 Pantries
2. 2 Armoires - 1 in Primary Bedroom
Closet, 1 in Bedroom 2
3. 55" Wall Mounted Smart TV in
Basement Rec Room
4. 10Kw Dual Fuel Electric Start
Generator with Transfer Panel
5. Refrigerator
6. Stove
7. Security Camera System
8. All window blinds
9. Snowblower

Exclusions

1. Washer (optional)
2. Dryer (optional)
3. Bathroom Cabinet
4. Primary Bedroom Armoire Out of
Closet
5. Electric Fireplace Basement

ROYAL LePAGE
Team Realty
Independently Owned and Operated, Brokerage

*The Stuewe Team**

REALTORS®

Doug Stuewe* & Ashley Moore*

613.258.1990

