



*Stittsville*  
**18 HARTSMERE DRIVE**

**Rob Kearns**  
SALES REPRESENTATIVE

**Patrick Morris**  
BROKER

613-238-2801  
mail@morrishometeam.com

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## SPACIOUS DESIGN, ELEVATED BUNGALOW LIVING

Set on a generous 60 x 112 ft lot on a quiet, established street in Stittsville, this spacious bungalow enjoys a prime position directly across from a park. Schools, shopping, and daily essentials are all just minutes away, making everyday living exceptionally convenient.

With just under 2,000 sq ft above grade, high ceilings throughout, and a welcoming covered front porch, the home opens with an immediate sense of space. The large foyer creates a strong first impression, leading into bright principal rooms that feel open, connected, and well proportioned.

To the right of the entry, the formal dining room is defined by half walls and architectural columns, creating separation without sacrificing openness—ideal for hosting while maintaining an intimate atmosphere. Hardwood flooring carries through the dining room, hallway, and living room, where a gas fireplace and soaring tray ceiling reaching nearly 10 feet add both warmth and architectural presence.

The kitchen offers excellent function and scale, with extensive pantry cupboards, stainless steel appliances, a centre prep island with additional storage, and a bright eating area overlooking the backyard. Patio doors lead directly to the deck and fully fenced yard, creating an easy connection between indoor and outdoor living.

The layout works beautifully, with the primary bedroom suite set on its own private wing overlooking the rear yard. This inviting retreat features a walk-in closet and a well-appointed 4-piece ensuite with a separate soaker tub and a 6-foot tiled shower. On the opposite side of the home, two additional bedrooms are generously sized and equally suited for family, guests, or a dedicated home office, served by a full 4-piece main bath.

The main-level laundry room adds practical convenience with upper cabinetry, a laundry sink, and inside access to the double car garage.

The unfinished basement offers outstanding flexibility—ideal for future living space, a workshop, hobby area, gym, or exceptional storage.

Outside, the backyard offers a private and welcoming setting, complete with a large deck, mature trees, full fencing, and a garden shed—ready for summer entertaining, gardening, or quiet evenings outdoors.

### INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer & Dryer
- Window Blinds
- Auto Garage Door Opener & Remote
- Alarm Hardware

### EXCLUSIONS:

- Microwave
- Basement Fridge
- Basement Chest Freezer
- All Bedroom Drapes & Drapery Rods

### Roof:

New Roof Shingles installed July 2019

**Year Built:** 2006

**Lot Size:**

60.00 ft x 112.58 ft

**Property Taxes:**

\$5,933.77 [2025]

**Heating:** Forced Air/

Natural Gas/Fireplace

**Cooling:** Central Air

**Rented Equipment:**

Hot Water Tank

**Parking:** Double

Attached Garage with

inside entry; driveway

parking for an

additional 4 vehicles

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	12'6" x 7'7"
Main	Dining Room	13'10" x 11'4"
Main	Living Room	17'9" x 14'0"
Main	Kitchen	18'4" x 12'3"
Main	Primary Bedroom	15'0" x 12'3"
Main	Walk-in Closet	6'3" x 5'0"
Main	4 Piece Ensuite Bath	12'2" x 9'2"
Main	Bedroom2/Den	14'5" x 10'5"
Main	Bedroom 3	13'7" x 10'4"
Main	4 Piece Bathroom	8'6" x 6'8"
Main	Laundry/Mudroom	7'0" x 6'6"
Basement	Storage / Mechanical	

\*Some Room Measurements +/- jogs.



