



# 114 Poole St.

4 BEDROOMS

2 BATHROOMS

2 CAR GARAGE

TAKE A LOOK INSIDE

# highlights

Welcome to 114 Poole Street, a warm and inviting 4-bedroom family home tucked into a beautiful lot in the peaceful community of Fitzroy Harbour. The main floor offers a welcoming open-concept layout filled with charm and natural light from sunlit windows, featuring hardwood flooring. The spacious eat-in kitchen provides ample cupboard and countertop space, making it an ideal spot for cooking and entertaining. Bright and welcoming, the living room showcases beautiful hardwood floors, while the separate dining room offers an elegant setting for family meals and gatherings. A main-floor family room with a cozy pellet stove provides an ideal additional gathering space. A convenient main-floor powder room completes this level. Upstairs, the generously sized, exquisite primary bedroom is bathed in natural sunlight, and the bright secondary bedrooms offer comfort and easy access to a well-appointed family bathroom. The second floor also includes a convenient laundry area for added everyday ease. The large finished lower level adds exceptional living space with a recreation room, workshop area and plenty of storage. Outside, the property shines with a spacious double-car garage, well-kept grounds, and a large deck-perfect for outdoor living. With its active community and stunning natural surroundings, Fitzroy Harbour is perfect for families and outdoor enthusiasts alike. Enjoy the Ottawa River for boating, canoeing, paddleboarding, and fishing, or explore the beautiful trails and sandy beach at Fitzroy Provincial Park. Year-round recreation is right at your doorstep, whether it's cross-country skiing, snowmobiling, golfing, baseball, soccer, or a quick drive to the Cavanagh Sensplex for hockey games and early-morning practices. Conveniently located just 15 minutes from Arnprior and within 30 minutes of Kanata, you'll have easy access to nearby towns, shops, and amenities. It's a vibrant, picturesque community that offers an exceptional lifestyle.



# upgrades & special mentions

**Property is being sold, "as is, where is" without any representations or warranty.**

## **Details**

- Age of Home: 1978
- Windows - 2006 (approx)
- Roof - 2016
- Septic - Original

## **Seller's Favourite Things about living here:**

- Moving here was a big decision for us. We had young children at the time and wanted to be sure they could grow up in the kind of safe, open environment that Fitzroy Harbour offers. When we moved into our home in 1979, we knew we had made the right choice.
- From the beginning, the house itself just felt right. It was a place where life could unfold naturally—room for family dinners, a yard where the kids could play freely, and spaces that brought us together while still giving everyone their own corner. Over the years, it became the backdrop for so many memories—holidays, celebrations, and the everyday moments that matter most.



# special mentions

## **Seller's Favourite Things about living here:**

- There's a calm here that you can't really describe until you experience it. The space, the quiet, the connection to the outdoors—it changes your day-to-day in the best possible way. Our children truly grew up outside—exploring the park, discovering nature, taking swimming lessons at the beach, and playing softball all summer long. They grew up surrounded by that sense of village—safe, supported, and connected.
- Living here offers a unique balance. You can relax and enjoy your space, while still being close enough to work, activities, and everyday amenities.
- What surprised us most was the community—and the genuine feeling of a village. People truly care. Neighbours check in, offer help without being asked, and quickly become friends. It really does feel like it takes a village here—and you become part of it from the moment you arrive. It's a place where people look out for one another, celebrate together, and support each other through anything.
- Yes, we learned to plan ahead for certain things—but what we gained in lifestyle, peace of mind, and community was more than worth it.
- Fitzroy Harbour isn't just where we lived—it's where we will always consider home.



# **inclusions exclusions rentals & utilities**

## **Chattels:**

Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer. Window Unit A/C, Hot Water Tank. Window Blinds and mounting brackets. Bathroom mirrors. Any and all light fixtures, ceiling fans, or chandeliers. Garage Door Openers and Remotes

**Exclusions:** None

**Rental Items:** None

**Prop Taxes:** \$2,851 (2025)

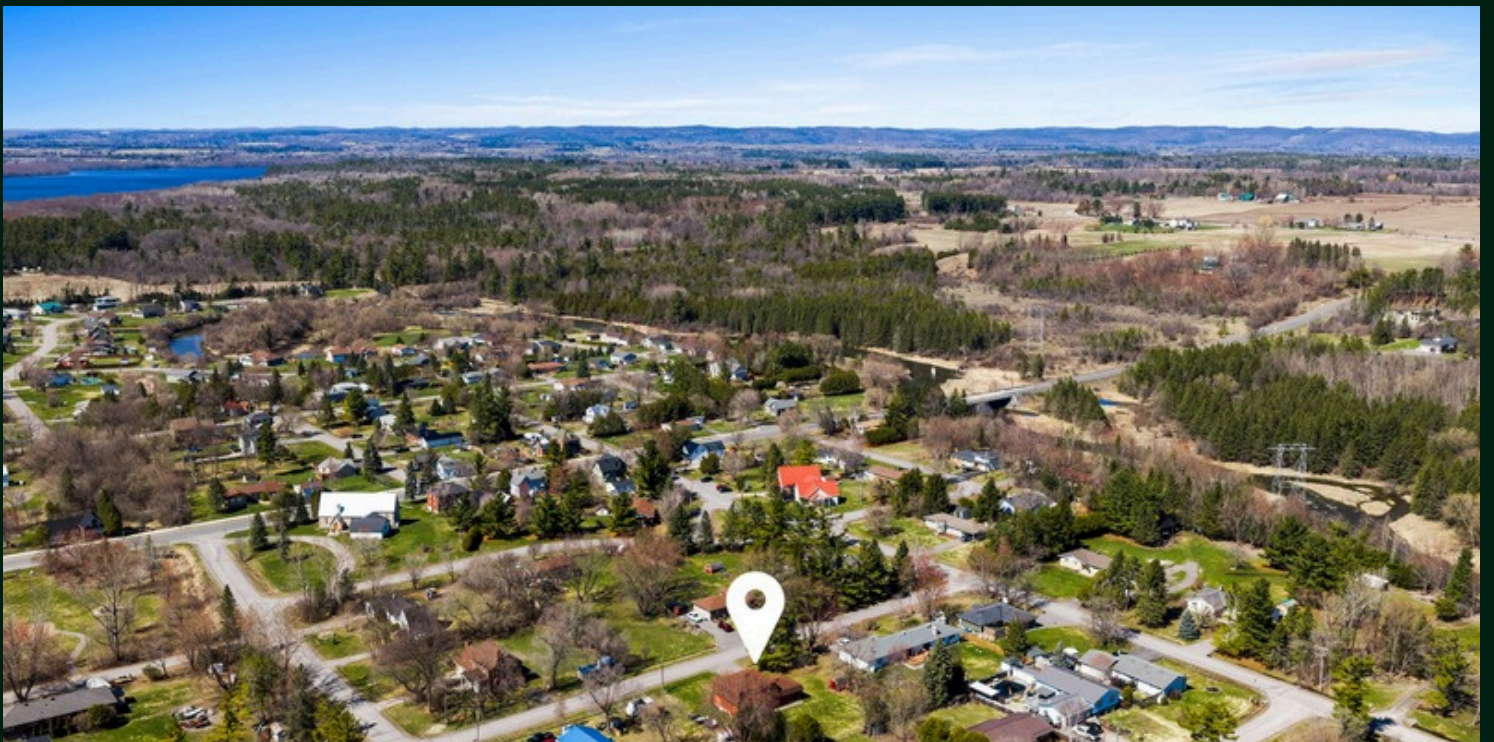
**Approximate Utility Costs:** \$1,000/month



# extra photos

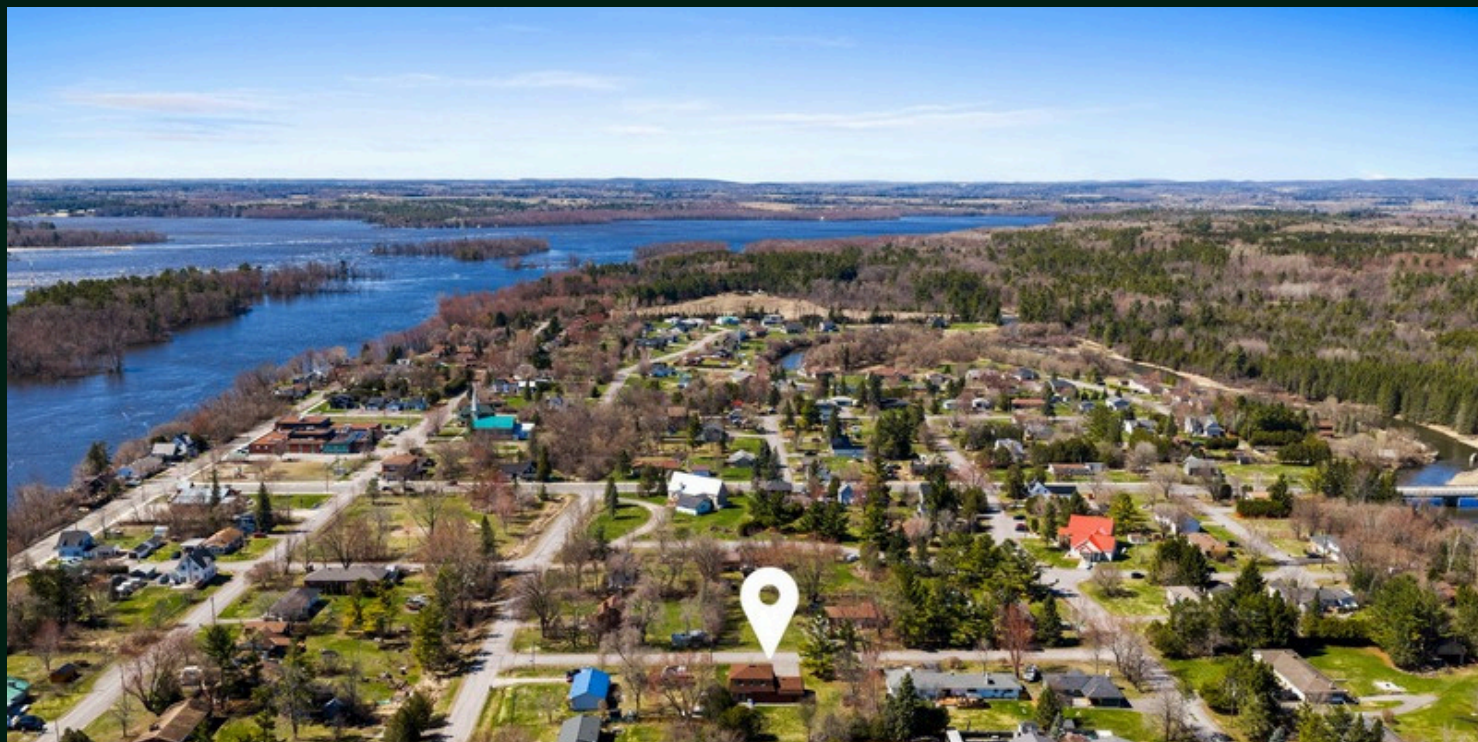


Aeria View

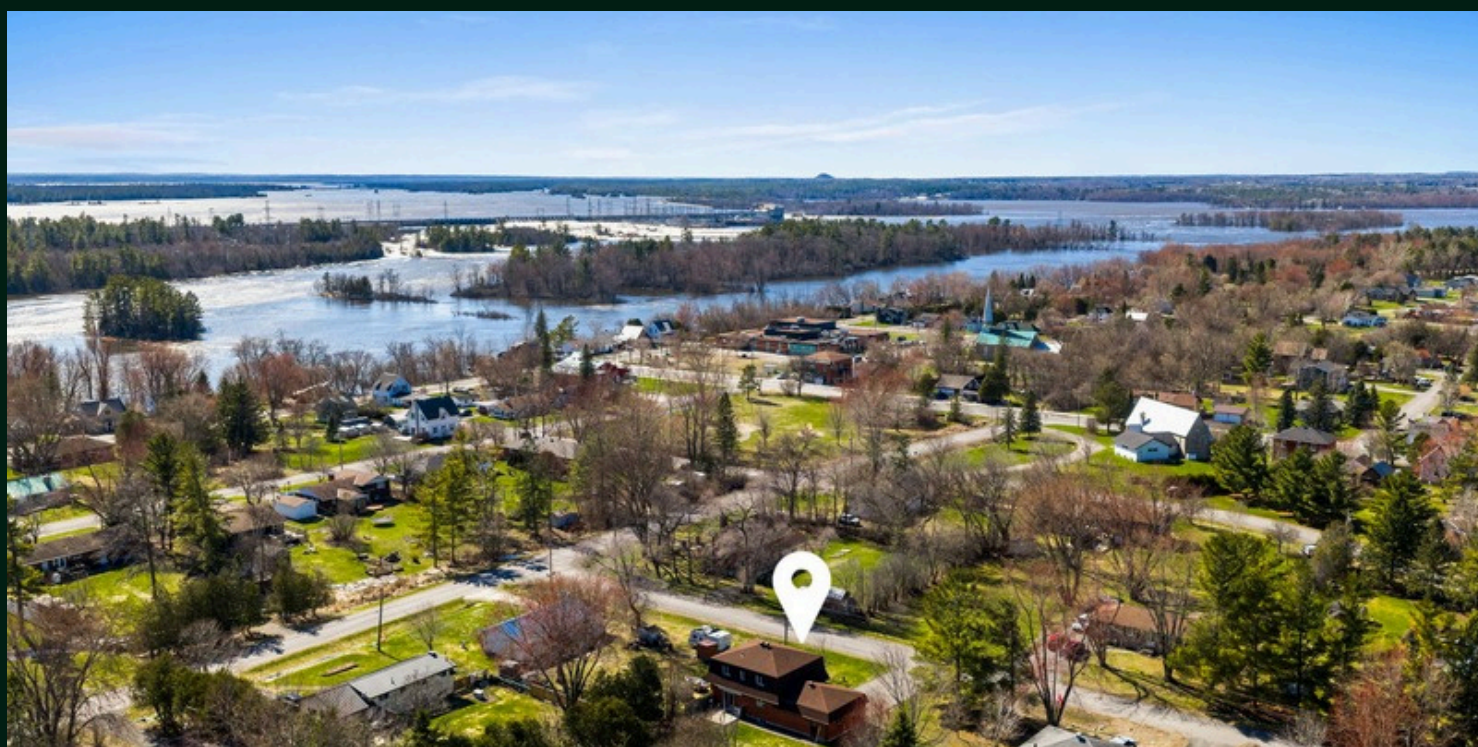


Aerial View

# extra photos



Aerial View



Aerial View