



# 102 Fireside Dr.



4 BEDROOMS

3 BATHROOMS

Oversized GARAGE

TAKE A LOOK INSIDE

# highlights

Welcome Home! Introducing 102 Fireside Dr., a lovely split-level, perfectly set on a private, tree-lined lot in the sought-after waterfront community of Constance Bay. This very well-maintained 4-bed, 3-bath home showcases warm character, thoughtful design, and an inviting layout that blends comfort, space, and functionality. Step into a bright, open main floor featuring gleaming hardwood, tasteful tile, and generous natural light. The spacious living room offers large windows and a cozy gas-burning, floor-to-ceiling brick fireplace that anchors the space with charm. A separate dining room provides the ideal setting for memorable gatherings, while the large eat-in kitchen is a chef's delight with stainless steel appliances, ample cabinetry, abundant counter space, and a convenient breakfast bar. The exquisite primary bedroom includes a spa-like ensuite bath. 2 additional bedrooms are generously sized with easy access to the main bath. Downstairs, the lower level expands the living space with a large rec room featuring a welcoming woodstove, bedroom and a beautiful full bathroom—perfect for family movie nights. This property flows beautifully from indoors to outdoors. The gorgeous grounds include an oversized (20x40) heated & cooled garage, natural gas, an irrigation system, an expansive deck perfect for dining under an umbrella, and a screened-in sunroom that blends comfort with nature. The bonus hot tub area creates a cozy retreat with wood ceilings, soft seating, and peaceful views of the private yard. A custom-built garden shed and well-kept lawn complete this serene outdoor living space. Aside from the property, Constance Bay is one of Ottawa's most treasured 4-season communities—a peaceful blend of nature, recreation, and small-town charm along a beautiful stretch of the Ottawa River. With sandy beaches, towering pines, and a warm, close-knit atmosphere, it offers a lifestyle that feels like cottage country while remaining just minutes from Kanata's amenities.



# upgrades & special mentions

- Age of Home: 1990
- Hot Tub - 2013
- Irrigation System: 2015 (Complete property including hedges)
- Furnace - 2015 (In both house and garage)
- AC - 2015 (in both house and garage)
- Appliances - 2015
- Roof - 2017 (Premium Engineered Shingles)
- Septic - 2017
- Eves Trough (Premium one piece 2017)
- Hot Water tank/boiler - 2019 (Rental)
- Radiant floor in upper and lower bathrooms - 2019 (Boiler Heat)
- Windows - 2019
- New deck installed - 2024

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

- Absolute quietness, when outside
- Being so close to the Ottawa River for actives
- Center of Constance Bay, one of the highest points in the Bay with not issue of flooding or ground water. No sump even needed.
- Outdoor fire pit that can be enjoyed while sitting at it or from the hot tub
- The community pulse, people are very friendly without knowing everyone's business
- The home is move in ready
- Modern layout without lots of small rooms
- Home is very energy efficient
- All big ticket renovations have been completed in the last ten years



# **inclusions exclusions rentals & utility cost**

**Chattels:** Fridge, Gas Stove, Hood Fan, Dishwasher, Washer, Gas Dryer. Storage Room Freezer, Natural Gas Furnace, A/C, Bathroom mirrors. Any and all light fixtures. Window Coverings, Remotes for Ceiling Fans, Shed, Irrigation System Garage Door Opener, Woodstove/Hearth, Greg Lock Cabinets, Overhead Crain & Winch, Sectional Sofa In Gazebo

**Exclusions:** Chest Freezer in Basement, In Garage: Air Compressor, Wall Speakers, Compressor Hose Reel, Gun Safes, Firewood Stand, Wall Mounted TV's and Monitors, Security Cameras interior/Exterior, Steel Tongue Shed for Boat. In Gazebo: TV, Blue Tooth Receiver & Speakers.

**Rental Items:** Hot Water Tank - \$69.00/monthly

**2026 Prop Taxes:** \$3,950.55

## **Average Utility Cost for 2025**

Hydro One: \$206.39 /Enbridge Gas: \$152.49

## **Maintenance and Upgrades:**

- Main floor bathroom renovated in 2024
- Basement bathroom renovated in 2016
- Furnace cleaning - 2024
- AC cleaning - 2024
- Septic Pumped - 2025
- Hot tub, water and filters - May 2026
- Deck and all exterior buildings stained - 2026



# extra photos



Sunroom



Sunroom

# extra photos



Aerial View



Aerial View