

FOR SALE



METCALFE EXECUTIVE HOME FOR SALE

ROYAL LEPAGE  
Team Realty  
Independently Owned and Operated Brokerage

8044 Adam Baker Way

More Info



[suekennedy.ca](http://suekennedy.ca)  
[juliaforbes.ca](http://juliaforbes.ca)



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## 8044 Adam Baker Way, Metcalfe

Tucked away in a quiet family-friendly community of executive estates near the Metcalfe Golf Club, this custom built residence set on a private 2-acre lot is just 20 mins from Ottawa & 5 mins from amenities. A stately 2 storey walkout offering magnificent curb appeal & a horseshoe driveway. The entertainment sized kitchen with walk-in pantry offers access to the screened sunroom, featuring skylights & lush panoramic treetop views, with an exit to the deck & stairs to the lower level covered patio. Home office with bonus access to the garage & a handy mudroom keeps the family organized. 2nd floor feat 4 spacious bedrooms with walk-in closets, laundry & plentiful storage. Bright lower level walkout with radiant heated floors, finished rec room, full bathroom, private theatre room & home gym. Oversized 4-car garage with handy staircase to the lower level. Outdoor fun awaits year-round with your very own walking trails, maple trees for tapping, pool & an inviting firepit hangout.

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# OVERVIEW

**2 storey home, 4 bedrooms,  
3.5 bathrooms**

4 car attached garage  
with double inside entry

**Lot Size:** 339' x 0' (irregular lot)  
Approx 2 acres

**Taxes/Year:** \$6,030/2023

**Utilities (approx):**  
\$450/mo (propane)  
\$148/mo (hydro)



# INCLUSIONS

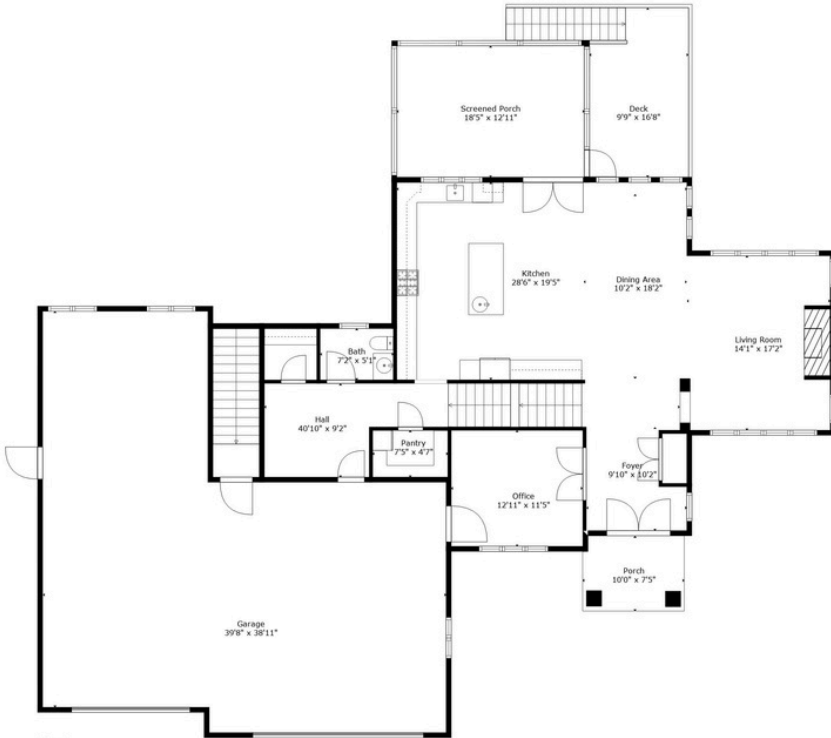
- Invisible Fence (dog fence)
- Dishwasher
- Refrigerator
- Wine Fridge
- Upright Freezer
- Gas Range and Hood Fan
- Microwave
- Washer (as-is)
- Dryer
- Hot Water Heater (tankless on demand)
- Furnace/Boiler System
- AC
- Portable Generator & Generlink
- Water Softener
- Smoke Detectors
- Ceiling Fans
- Alarm System
- Window Coverings & Blinds
- Above Ground Pool (salt) & Related Equipment (wood heater, filter, pump, deck, new liner & pad \*POOL AS-IS)
- External Propane Gas BBQ Hookup
- Remote Garage Door Opener (2)
- Home Theatre



# IMPROVEMENTS AT A GLANCE

- Skylights 2024 (+ 10 year warranty)
- Parging 2024
- Well Pump 2018
- Generlink & portable generator 2018
- Radiant in floor heated basement, Furnace/Boiler System, Central A/C, Roof, Water Softener & Windows 2013

# FLOOR PLAN



Floor 2



Floor 3



Floor 1

**TOTAL: 3988 sq. ft**  
 BELOW GROUND: 930 sq. ft, FLOOR 2: 1468 sq. ft, FLOOR 3: 1590 sq. ft  
 EXCLUDED AREAS: STORAGE: 309 sq. ft, LOW CEILING: 231 sq. ft, GARAGE: 1209 sq. ft,  
 SCREENED PORCH: 239 sq. ft, PORCH: 73 sq. ft, DECK: 188 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





# EXTERIOR



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MAIN LEVEL



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UPPER LEVEL



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# LOWER LEVEL



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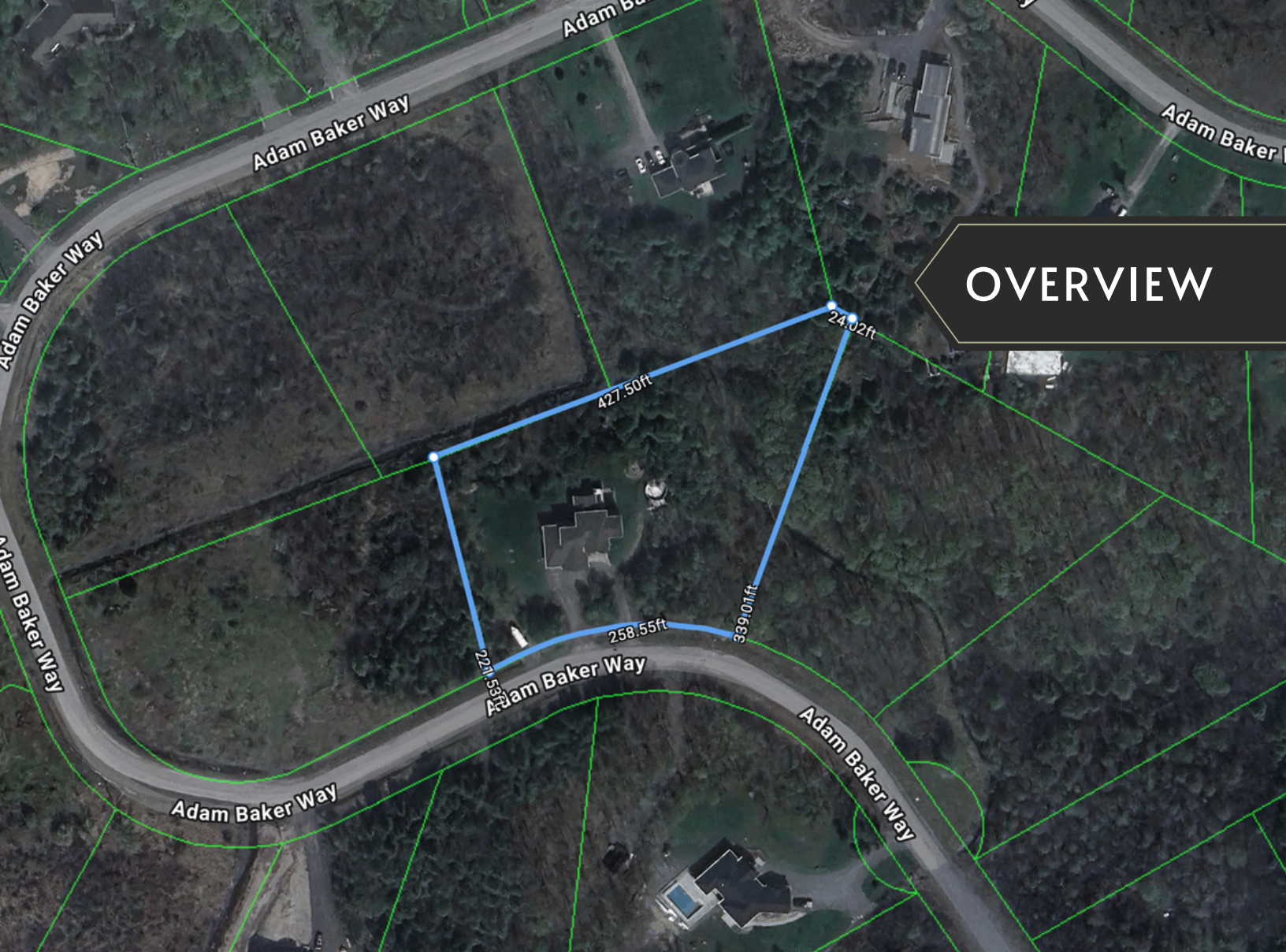


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