

1767 STONEBOAT CRESCENT

Convent Glen South Community



BRIGHT & CLEAN HOME

FEATURING

4 BEDROOMS
3 BATHROOMS
1 CAR GARAGE

LARGE SUNROOM
SPACIOUS LAYOUT
METICULOUSLY MAINTAINED
BEAUTIFUL GARDENS

LOT SIZE: 35.33' X 100'

Welcoming curb appeal & true pride of ownership

Semi-detached home on quiet crescent in Covent Glen. Classic curb appeal with traditional full front brick exterior, expanded driveway, beautiful landscaping & interlock sitting area.

Welcoming foyer leads to main level with hardwood floors throughout open concept living & dining area, anchored by cozy wood-burning fireplace with brick surround. Bright & airy, natural light floods through gorgeous solarium with glass ceiling & wall-to-wall windows.

Enjoy fully fenced backyard with scenic low maintenance gardens, next to quiet park, lined by tall hedges & mature trees for ultimate privacy.



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AMAZING
NEIGHBOURHOOD

Amenities

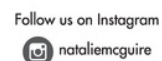
Wonderful location!

Near parks, walking trails,
shopping, bus stops, and
upcoming LRT station.

SUN-FILLED HOME

Galley-way kitchen, formal
living & dining + solarium

- Welcoming front entrance
- Hardwood floors in living & dining areas
- Open concept living & dining onto sun room
- Wood burning fireplace with brick surround
- Natural light filtering in through large windows from solarium
- Classic galley-way kitchen
- Tastefully chosen neutral tones in kitchen
- Classic white shaker style cabinetry
- Warm granite countertops
- Updated kitchen flooring (2020)
- Eat-in area surrounded by large bay window
- Stainless steel appliances - all included (2020)
- Double under-mount sink featuring gooseneck faucet
- Ample space for storage



TRADITIONAL FLOORPLAN

Flexible living spaces

- Four sizeable bedrooms on second floor
- Carpets on second floor for added comfort
- Large closets for storage
- Fully finished basement
- Renovated laundry room in basement
- Fully fenced backyard with scenic low maintenance gardens
- Workshop area in basement (under solarium) features workshop bench, storage space, and additional shelving



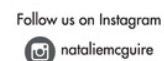
INCLUSIONS

- Refrigerator, stove, hood fan, dishwasher, microwave
- Washer & dryer
- All light fixtures
- Window coverings
- Bathroom mirrors
- Built/in shelving affixed to walls
- Auto Garage Door Opener

APPROXIMATE UTILITY COSTS

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$110/month
- Water & Sewer (City of Ottawa): \$85/month
- Hot water heater, rental: \$40/month

Property taxes \$3287/2020



WONDERFUL LANDSCAPING & PLENTY OF UPGRADES

Pride of ownership

UPGRADES & MAINTENANCE

- Carpet cleaning - April 2021
- Dimmer switches & electric panel inspection - April 2021
- New toilet in second floor bathroom - March 2021
- New garage door - March 2021
- Fresh paint throughout entire home - March 2021
- New dining light fixture - 2021
- New subfloor & vinyl tile in kitchen & front entry - 2020
- New refrigerator & stove - 2020
- Cleaning of eaves & exterior vents - 2020
- Chimney service, cleaning & repair - 2019 (Capital Chimney)
- New bedroom doors - 2019
- New programmable thermostat - 2019
- New furnace & maintenance of heating & cooling systems - 2019 (Menard Heating)
- New stacking washer/dryer + laundry room renovation - 2016 (Oderkirk Renovations)
- New air conditioner - approximately 2009
- Updated windows & doors - 2009
- Solarium addition - approximately 2009

LANDSCAPING

- Cobble stone front entry with extended sitting area
- Front yard low maintenance landscaping - light coloured stones, shrubs & flower beds
- Low brick dividing wall between attached neighbouring property
- Backyard low maintenance landscaping - separated raised garden beds, rock garden, arched trellises
- Patio stone outdoor living space in backyard
- Tall privacy hedge along north side of property offers privacy
- Surrounded by mature trees

