

# 6562 BLOSSOM TRAIL

Community of Greely



## CUSTOM BUILT HOME WITH ATTRACTIVE CURB APPEAL

### FEATURING

**4 BEDROOMS**  
**3 BATHROOMS**  
**2 CAR GARAGE**

**GOURMET KITCHEN**  
**LARGE FINISHED BASEMENT**  
**EXCEPTIONAL LANDSCAPING**  
**OUTDOOR OASIS**

**LOT SIZE: 100.07' X 215.65'**

Expansive family home with plenty of room for entertaining indoors & outdoors on nearly 1/2 acre lot.

Welcome Home! Lovely covered front porch & manicured gardens. Foyer leads into bright home, tall ceilings, archways, warm hardwood floors & neutral tones. Spacious main floor offers study with picturesque view & fireplace, dining room w grand inverted ceiling, living room anchored by gas fireplace, powder room & laundry/mudroom.

Gourmet kitchen with wood cabinets, granite counters, premium appliances, center island w/overhang seating, pantry & eat-in space. Second level boasts 2 bathrooms & 4 bedrooms including primary retreat w spa-like ensuite. Finished basement provides multiple living spaces. Fenced backyard oasis surrounded by mature trees w/large patio, built-in fire pit & storage shed.



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# Wonderful Community

Nestled in a quiet neighbourhood surrounded by parks, the "Greely loop" walking and cycling route, and new shopping complex including Grocery store!

## PRISTINE LIVING

Beautifully appointed home

- Warm hardwood flooring throughout main floor
- Stunning columns & archways
- Spacious formal dining area with grand inverted ceiling featuring built-in wine rack & large window welcoming in plenty of natural light
- Expansive kitchen with beautiful neutral toned tiled flooring
- Large island with space for additional seating
- Classic double under-mount sink with gooseneck faucet
- Premium stainless steel appliances - all included
- Solid wood shaker style cabinets
- Beautiful granite countertops
- Sleek chimney style hood fan
- Walk in pantry for additional kitchen storage
- Eat-in space off kitchen surrounded by large windows providing additional natural sunlight
- Living area off kitchen centered around cozy gas fireplace perfect for entertaining & relaxing
- Large windows in living offer wonderful views of backyard oasis



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# EXCEPTIONAL LAYOUT

- Four spacious bedrooms
- Primary bedroom retreat
  - Two walk in closets
  - Ensuite including large tub, walk in glass shower, separate room for toilet, 2 separate vanities & stand alone bathtub
- Two of the three additional bedrooms boast tall cathedral ceilings
- Fully finished basement features carpeted flooring for added comfort, media room, large recreation room, and rough in for additional possible bathroom



## MOVE IN READY

- Outdoor backyard oasis
  - Sitting on nearly ½ acre of land
  - Exterior lighting
  - Surrounded by mature trees
  - 7 section irrigation sprinkler system
  - Front yard featuring beautifully landscaped flower beds, covered entry and sitting area
  - Fully fenced with large entertainment sized interlock patio, shed for additional storage, play area, and built in fire pit
- Custom double car garage & driveway
  - Ample parking
  - Elongated driveway
    - Space for approximately 10 cars
  - Custom drive-on floor tiles in garage
- Additional spaces
  - Study off front entrance with french doors, perfect for home office or additional entertainment/living area
  - Renovated mudroom off garage entrance
  - Finished laundry room featuring modern shelving and sink.



**INCLUSIONS**

- Kitchen appliances: stove, 2 refrigerators, hoodfan dishwasher, microwave,
- Washer & dryer
- All light fixtures
- Window coverings
- Bathroom mirrors
- Built/in shelving affixed to walls
- Alarm System
- Auto Garage Door Opener
- Central/Built-In Vacuum
- Storage Shed
- Water Treatment
- Sump Pump with Battery Back-up
- Custom rubber garage flooring (drive on compatible)
  
- Septic located at front of home
- \*last pumped October 2018
- Well off back left corner

**EXCLUSIONS**

- All furniture
- All exercise equipment
- All TVs
- All garage tools & benches
- Generator

**NEGOTIABLE**

- Home theatre
- Play structure
- Climbing structure
- Bookshelves
- Patio table & chairs
- John Deere lawn tractor (as-is)
- Push mower (as-is)



**APPROXIMATE UTILITY COSTS**

- Natural Gas (Enbridge): \$99.25/month
- Electricity (Hydro Ottawa): \$169.83/month
- Hot water heater, rental: \$35.54/month

Property taxes \$5370.61/ 2020

