

5 LEETOM CRESCENT

Pheasant Run Community



UPDATED FAMILY HOME

FEATURING

4 BEDROOMS
2 BATHROOMS
1 CAR GARAGE

NEWLY RENOVATED
OPEN CONCEPT
PRIVATE BACKYARD
INGROUND POOL

EXCEPTIONAL LOCATION

LOT SIZE: 64.99 ' X 100 '

Charming curb appeal - mature trees & beautiful gardens

Outstanding professional renovations (2021). Split-level home on exceptionally sized lot nestled in Old Barrhaven.

Redesigned main living spaces feature open concept floor plan, light hardwood floors, smooth ceilings & recessed lighting. Natural light floods the home through sizeable windows. Stunning kitchen overlooks living & dining areas, boasts modern white cabinetry, quartz counter, island with seating on two sides & upgraded SS appliances.

Top-level hosts 3 bedrooms & renovated full bath with shower/tub combo & double vanity. Lower-level features additional living space anchored by cozy wood-burning fireplace, fourth bedroom or office space & second full bath. Finished basement houses spacious rec room. Gorgeous backyard offers heated inground pool & gated multi-level deck.



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IN THE WONDERFUL
BARRHAVEN
COMMUNITY OF

Pheasant Run

Amazing community vibe

Quiet, family-oriented neighbourhood Close to schools, parks, recreation centre, shopping & transit.

SPACIOUS LAYOUT

Redesigned main living spaces

- Charming curb appeal - finished walkway with large stone patio & elongated driveway
- Open concept main level floor plan
- Professional renovations
- Clean lines, crisp white hues making the home bright & airy
- Tastefully chosen design elements
- Natural light floods the home through it's many sizeable windows
- Renovated kitchen boasts modern white shaker style cabinetry & quartz countertops
- Large centre island with seating & storage
- Undermount oversized sink
- Stainless steel appliances - all included
- Light grey subway tile backsplash
- Direct access to private backyard
- Light hardwood flooring throughout main floor for harmonious look & feel
- Smooth ceilings & recessed lighting
- Neutral tones throughout, move in ready!



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RELAX & UNWIND

Spa-like vibes & flexible spaces

- Upper level hosts three well proportioned bedrooms & renovated full bathroom with shower/tub & double vanity
- Lower level features additional living space anchored by cozy wood burning fireplace, fourth bedroom or office space & second full bathroom
- Basement with expansive recreation & utility room
- Gorgeous backyard boasts large deck perfect for entertaining, heated in-ground pool & beautiful gardens & mature trees



INCLUSIONS

Kitchen appliances: refrigerator (2018), stove (2017), hood fan, dishwasher (2021)
Washer & dryer (2010)
All light fixtures
Window blinds
Bathroom mirrors
Auto garage door opener & remote
External natural gas hookup

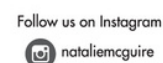
EXCLUSIONS

BBQ
Weathervane
Basement bookcases & shelving

APPROXIMATE UTILITY COSTS

Natural Gas (Enbridge): \$141/month
Electricity (Hydro Ottawa): \$83/month
Water & Sewer (City of Ottawa): \$70/month
Hot water heater rental: (Enercare) \$39/month

Property taxes \$3852/2020



EXCEPTIONAL ENHANCEMENTS

Home improvements & landscaping

LANDSCAPING

- New sod (2021)
 - front & back
- Front walkway (2018)
- Pool heater and ionizer (2021)
- Pool pump (2019)
- Deck (2016 & 2020)
- Deck railing (2020)

UPDATES

- Main floor opened up for new kitchen with centre island, dining & living room (2021)
 - Recessed lighting & statement light fixtures (2021)
 - Smooth ceilings (2021)
 - Baseboards (2021)
 - Hardwood flooring (2021)
- Hardwood flooring in lower level family room & bedroom/office (2021)
- Renovated full bathroom, upper level (2021)
- Semi-updated bathroom, lower level (2021)
- Roof (2009)



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