## 1253 PLANTE DRIVE

**Hunt Club Community** 







#### FEATURING

4 BEDROOMS
3 BATHROOMS
2 CAR GARAGE

EXPANDED FLOORPLAN LARGE PIE-SHAPED LOT PRIVATE BACKYARD INGROUND POOL

LOT SIZE: 42.95 ' X 108.87 '

### **EXPANSIVE FAMILY HOME**

Sprawling layout offers plenty of room for entertaining.

Perfectly appointed single-family home with professional addition on quiet crescent. Interior exudes elegance, soft colours, warm hardwood, crown moulding & custom built-in cabinetry. Main level features living room, den, formal dining room & family room each anchored by 2-sided gas fireplace & organized laundry/mud room. Gourmet eat-in kitchen boasts wood cabinetry, granite counters, upgraded SS appliances, large centre island & wall-to-wall sliding glass doors.

Second floor hosts primary retreat with massive walk-in closet & spa-like ensuite, oversized walk-in shower, freestanding tub & double vanity + 3 more bedrooms, full bath & BONUS loft perfect for office or to be closed off as 5th bedroom. Fully fenced & private backyard includes separately fenced inground pool, huge deck, storage shed & tons of green space.











Proudly built in 1979 by

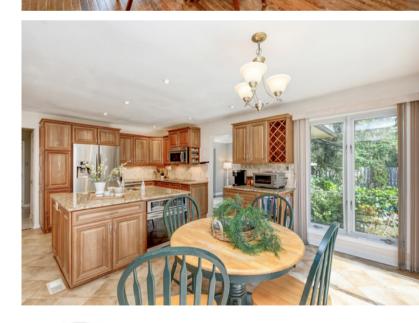
# Sanbury

### **SPRAWLING LAYOUT**

### Elegant design features

- Proudly built by Sandbury
- · Original owners
- Wonderful curb appeal with brick exterior
- Located on court pulled away from main street
- Professional expansion from original floorplan to add large kitchen, family room & two additional bedrooms
- Warm hardwood floors
- Crown moulding & custom built-in cabinetry
- · Open concept main floor den
- Formal dining room & family room anchored by cozy 2-sided gas fireplace
- Gourmet eat-in kitchen
  - Rich wood cabinetry
  - Creamy granite countertops
  - Stainless steel appliances
  - Large centre island with under mount double basin sink
  - Eat-in kitchen area
  - Wall-to-wall sliding glass doors
- Organized laundry and mudroom
- Powder bathroom on main floor













# FLEXIBLE LIVING SPACES

Elegant & traditional style

- Second floor hosts four generously proportioned bedrooms with ample closet space
- Primary bedroom retreat
  - Spa like ensuite bathroom with separate oversized walk-in shower, freestanding soaker tub and double vanity
  - Massive walk-in closet
- Sizeable full bathroom
- Bonus loft on second floor perfect for office or to be closed off as 5th bedroom
- · Plenty of storage space in basement



Natural Gas (Enbridge): \$117/month Electricity (Hydro Ottawa): \$142/month Water & Sewer (City of Ottawa): \$63/month Hot water heater, Enercare (rental): \$32/month Property taxes \$6,679 / 2021







# Established neighbourhood

Fantastic location! Walking distance to South Keys mall, shopping, restaurants, entertainment, transit way & O-Train. Close to schools, lovely parks, nature trails & easy commute downtown.











### **BACKYARD OASIS**

Large pie-shaped lot surrounded by mature tress for privacy

- Fully fenced backyard
- Surrounded by mature trees & tall hedges
- Separately fenced inground pool
  - unheated chlorine pool
- Huge deck perfect for entertaining
- · Storage shed
- Plenty of green space to make your own

#### **INCLUSIONS**

\*approximate ages\*

Kitchen appliances: refrigerator (2017), built-in oven (2020), cooktop (2015) microwave/hood fan, dishwasher (2019), Upright freezer Washer & dryer (2016) All light fixtures

Window blinds
Bathroom mirrors
Auto garage door opener & remote
Play structure swings

Storage shed

#### **UPDATES**

\*approximate ages\*

Electrical panel upgrade (2021)

Pool pump (2021), Pool liner (2016)

Attic insulation (2018)

Ensuite bathroom (2018)

Full bathroom (2015)

Mansard roof, architectural shingles (2017)

Furnace & A/C (2016)

Soffit, fascia & eavestroughs (2014)

Kitchen & Powder bathroom (2007)













