

1253 PLANTE DRIVE

Hunt Club Community



EXPANSIVE FAMILY HOME

Sprawling layout offers plenty of room for entertaining.

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'

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.



Follow us on Instagram





Proudly built in 1979 by

Sandbury

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



613.859.8474
NATALIEMCGUIRE.CA
SALES REPRESENTATIVE

Follow us on Instagram



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

APPROXIMATE UTILITY COSTS

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 trees 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)

