



For Sale

1110 Sherman Drive

 **Bel Air Heights**

 **3**

 **2**

 **50' x 100'**

 **3**

Stylish & meticulously maintained bungalow centrally located with no rear neighbours. Backing onto NCC bike path - 3 bedrooms & 2 full bathrooms + 2 potential bedrooms or home office spaces. Classic red brick exterior updated with modern black accents, elongated interlock driveway, spacious front yard surrounded by mature trees & hedges for privacy. Warm & welcoming interior tastefully designed with neutral tones, rich accent colours, and hardwood floors paired with elegant brass fixtures. Heart of the home offers open concept layout flooded with bright light through large bookend windows. Stunning kitchen boasts modern flat cabinetry, high-end light quartz countertops, oversized island with seating, overlooking dining & living areas anchored by cozy gas fireplace with stone surround & rustic wood mantel. Lower level finished with higher ceiling & laminate flooring offers huge recreation room. Sizeable fully fenced backyard features large deck + gazebo perfect for entertaining plus 2 storage sheds. Renovated with big-ticket improvements – just move in!

Bel Air Heights

PRIME LOCATION! Central friendly neighbourhood close to schools & parks, great options for shopping & restaurants, experimental farm walking & biking trail at back door, easy access to transit & 417.



Inclusions

- Kitchen appliances: refrigerator, cooktop, built-in oven, hood fan, dishwasher, microwave
- Washer & dryer, all light fixtures, all window coverings, bathroom mirrors, two backyard storage sheds, gazebo

Approximate Utility Costs

- Natural Gas (Enbridge): \$74/month
- Electricity (Hydro Ottawa): \$88/month
- Hot Water Heater, Rental (Reliance): \$55/month
- Water/wastewater: \$154/bi-monthly
- Property taxes \$4,080/2021



Notable Features

- Effortlessly stylish turnkey bungalow
- Loads of big ticket improvements
- Chic carefully curated details down to the smallest finishings
- Modern style balanced well with comfortable homey feel
- Classic red brick exterior updated with modern black accents
- Elongated interlock driveway
- Welcoming foyer offering space to settle in
- Gorgeous neutral tones, crisp white accents and elegant brass fixtures
- Smooth ceilings with numerous pot lights and elegant light fixtures
- Gorgeous accent feature walls
- Hardwood floors throughout main level
- Versatile open concept layout perfect for carefree family life
- Flooded with bright light through large windows
- Sizeable fully fenced backyard with walk-out to BBQ area
- Fantastic outdoor entertainment spaces including large decks, gazebo, & plenty of open green space
- Direct access to NCC bike & walking path
- Move-in ready!



Exceptional Layout

- Stunning kitchen boasts luxury modern flat cabinetry – off white high gloss accented with warm wood toned island
- High-end light quartz countertops with gorgeous texture pattern
- Oversized island with seating
- Stainless steel appliances including French door refrigerator, built in oven, cooktop & freestanding hood fan
- Dining & living areas anchored by cozy gas fireplace with stone surround & rustic wood mantel
- Three charming main level bedrooms with tasteful lighting, trendy colour palettes & soft window coverings
- Two full bathrooms updated with sleek & modern style
 - Main level finished with stunning brass fixtures, shower/tub combo, beautiful mirror & floating vanity
 - Lower level with huge glass walk-in shower, serene tones, minimalist mirror & floating vanity
- Lower level finished with higher ceiling, laminate flooring, huge recreation room, laundry and storage
- Two bright & airy spaces below grade for potential bedrooms, home office or hobby room



Home Features & Systems

approximate ages

- 2021
 - Cooktop
 - Dishwasher
 - Oven
- 2017
 - Refrigerator
 - Washer
 - Dryer

Plenty of Improvements

- 2021
 - LG dishwasher, oven, electric cooktop
 - Sod in front & backyard
 - 12 x 12 sojag Gazebo on pressure treated deck
- 2020
 - Large outdoor shed - 11 x 9
 - Smaller garbage/recycling shed
- 2019
 - Natural gas fireplace
- 2018
 - Furnace upgraded from oil to gas with humidifier and NEST thermostat
 - Hot water tank, owned
 - Pressure treated deck
- 2017
 - R-60 attic insulation
 - Glass backdoor
 - Pressure treated fence



**Are you ready
to make this
house a *home*?**

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