

For Sale

64 McCurdy Drive

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	99.9 ' x 100 '
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Hurry home - this sprawling traditional single-family home with professional addition on gorgeous reverse pie shaped lot is a remarkable find! Lined by mature trees & hedges, quiet & tranquil property, balancing family togetherness with the privacy offered by separate spaces. Much loved home, meticulously maintained & updated by original owners boasts generously sized rooms bathed in natural light, soothing colour palate & pristine hardwood floors. Main level showcases elegant curved staircase, two-tier formal dining & living rooms, powder bath, laundry & access to two car garage. At the back, the heart-of-the-home has been completely transformed (2016), offering open sight lines. Kitchen boasts wood cabinetry, light granite counters, marble backsplash & flooring, plenty of seating at elongated breakfast bar & eat in space overlooking living room anchored by cozy gas fireplace. Backyard access through beautiful French doors, a guiet paradise of your own, fully fenced & landscaped with newer deck. Second level hosts expansive primary suite with ensuite bath + renovated main bath (2012) and two additional bedrooms. Partially finished basement provides endless opportunities, ready to be used as is or make it your own!

Katimavik Neighbourhood

Ideal family neighbourhood close to schools & many parks, golf, nearby shopping, recreation & restaurants. Easy access to 417 & steps to transit.



- Kitchen appliances: refrigerator, stove, microwave/hood fan, dishwasher, freezer
- Washer & dryer, light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, storage shed

Negotiable

- Approximate Utility Costs
 - Natural Gas \$120/month
 - Electricity (Hydro Ottawa): \$105/Month
 - Water/wastewater: \$45/Month
 - Hot Water Rental (Enercare): \$34/Monthly
 - Property taxes: \$4,838/2021

Gazebo & canvas cover



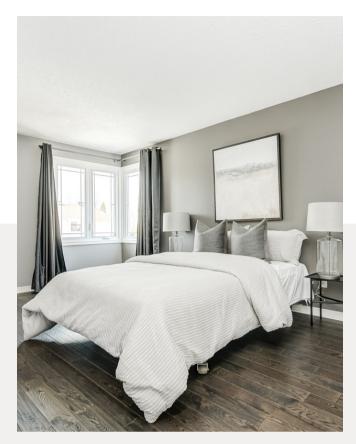


Expansive Family Home

- Sprawling traditional single-family home
- Reverse pie shaped lot
- Lined by mature trees & hedges
- Professional addition to home
- Meticulously maintained & updated by original owners
- Layout balances family togetherness with the privacy offered by many separate spaces
- Generously sized rooms
- · Plenty of natural light through corner windows
- Soothing colour palate
- Pristine hardwood floors
- Elegant curved staircase
- Right-wing of main level with two-tier formal dining & living rooms
- Left-wing of main level offers powder bathroom, laundry and access to two car garage

Motable Features

- Back of home completely transformed (2016) provides main gathering space with open sightlines throughout
- Kitchen, fit for entertaining
 - Wood cabinetry
 - Light granite countertops
 - Marble backsplash & flooring
 - Modern hardware
 - Plenty of seating at elongated breakfast bar
 - Eat in space overlooking living room
- Spacious living room anchored by cozy gas fireplace with stone surround
- Backyard access through beautiful French doors is a quiet park-like paradise
 - Full fenced
 - Newer deck
- Second level hosts expansive primary suite with ensuite bathroom + renovated main bath (2012) and two additional bedrooms
- Partially finished basement
 - Huge recreation area
 - Plenty of storage space
 - Egress window in utility room allows for possibility of future bedrooms









Approximate ages

- Appliances
 - Refrigerator, 2021
 - Stove, 2007
 - Microwave/hoodfan, 2017
 - Dishwasher, 2013
 - Deep freezer, 2002
 - Washer & Dryer, 2010
 - Hot water heater (rental), 2019
 - Garage door opener, 2012
- Roof, asphalt shingles, 2016
- Hi-efficiency Furnace, forced air natural gas, 2012
- Central air conditioning, 2012
- Electrical, Copper 200 amp
- Eavestroughs, 2009
- Windows, 2010
- Front Door, 2008
 - Glass for front door, 2010

- Professional addition back left side of home, 2014
 - Large family room room
 - Natural gas fireplace
- Kitchen renovation, 2016
 - Extended cabinets, granite countertops, marble backsplash, upper cabinets for fridge removed, open concept created to dining/living
 - Kitchen flooring, 2014
- Primary bedroom hardwood flooring, 2017
- Basement flooring Drycore, 2020
- Driveway, 2019
- Backyard deck, 2019
- Garage insulation, 2008
- Carpet on staircase, 2021
- Main bathroom remodel, 2012
 - Toilet in main bathroom, 2016



Are you ready to make this house a home?

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