




*For Sale*

# 64 McCurdy Drive

 **Katimavik**

 **3**

 **3**

 **99.9' x 100'**

 **4**

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 quiet 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.



## Inclusions

- 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

- Gazebo & canvas cover

## 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



## 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

## Notable Features

- Back of home completely transformed (2016) provides main gathering space with open sight-lines 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





# Home Systems & Updates

\*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*?**

**Natalie McGuire**

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