

For Sale

52 Deerchase Crt

Immaculate renovated semi-detached home located on pie-shaped lot at the end of a guiet court offers ideal family lifestyle! Maintained & updated, walls in fresh soothing grey paint, clean white accents throughout, hardwood floors, recessed lighting, modern fixtures + renovated kitchen & bathrooms - perfectly mixes luxurious design & carefree family vibe. Spacious foyer with soaring ceilings offers space to settle in, leads into main floor with great open layout & large windows allowing plenty of natural light. Gorgeous monochrome eat-in kitchen boasts ample storage space in crisp white cabinetry, sleek black counters, double basin sink & hardware + gleaming ceramic tiles! Living & dining areas anchored by cozy gas fireplace - direct access to fully fenced backyard surrounded by mature trees for extra privacy, deck with gas BBQ hookup, 3 level play structure & large lush grassy area. Oversized primary bedroom features serene ensuite bathroom with stone countertops, soaker tub & separate glass pane shower + two additional second floor bedrooms & full bathroom. Finished recreation room's massive window & laminate floors provide a bonus bright & airy flex space or home office!



Inclusions

- Kitchen appliances: refrigerator, stove, hood fan, microwave, dishwasher
- Washer & dryer, light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, alarm system, automatic garage door opener & remote, play structure

Exclusions

Stand up freezer

Approximate Utility Costs

- Natural Gas \$66/Month
- Electricity (Hydro Ottawa): \$83/Month
- Water/wastewater: \$90/Monthly
- Hot Water Rental (Enercare): \$38/Monthly
- Property taxes: \$3326/2021



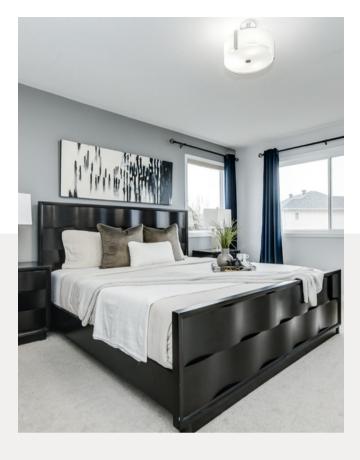


Expansive Family Home

- Semi-detached home
- Pie-shaped lot
- Classic curb appeal
 - Interlock walkway
 - Covered front entry
 - Attached garage
 - Front yard requiring minimal lawn maintenance
- Renovated
- Fresh soothing grey paint & clean white accents t
- Mid-tone hardwood floors
- Recessed lighting
- Modern fixtures
- · Mix of luxurious design and carefree family vibe
- Spacious foyer with soaring ceilings
- Main floor with great open layout & large windows
- Living & dining areas anchored by cozy gas fireplace
- Excellent flexibility for formal entertaining as well as casual lounging with direct access to backyard
- Fully fenced backyard
 - Surrounded by mature trees for extra privacy
 - Deck with gas BBQ hookup
 - 3 level play structure (2020)
 - Large lush grassy area

Sleek Design

- Gorgeous monochrome eat-in kitchen
 - Crisp white cabinetry
 - Sleek black counters & hardware
 - Double basin sink
 - Ample storage space
 - Gleaming ceramic tiles
- · Generous second level
 - Oversized primary bedroom features serene ensuite bathroom with stone countertops, soaker tub & separate glass pane shower
 - Two additional spacious bedrooms
 - Additional full bathroom
- Finished bright & airy recreation room acts as flex space or home office
 - Massive window welcoming in plenty of natural light
 - Laminate floors







Home Features & Systems

approximate ages

Appliances

- Refrigerator
- Stove
- Hood fan
- Microwave
- Washer & dryer 2014

Systems

- Furnace, forced air natural gas 1996
- Central Air Conditioning 2006
- Main floor windows 2014
- Front entrance door 2014

Impecable Improvements

approximate ages

- Freshly painted 2022
- Master ensuite & main bathroom renovation 2021
- Kitchen renovation 2021
- New light fixtures & pot lights throughout 2021
- 3 level play structure in backyard 2020
- New fire & carbon monoxide detectors 2022



Are you ready to make this house a home?

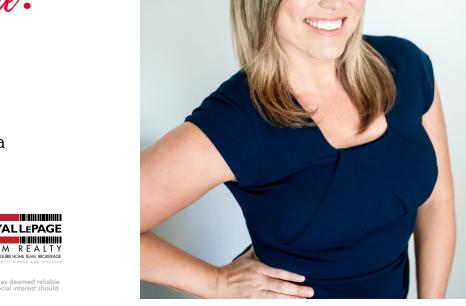
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