




For Sale

52 Deerchase Crt

 Emerald Meadows

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 31.46 ' x 95.41 '

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Immaculate renovated semi-detached home located on pie-shaped lot at the end of a quiet 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!

Emerald Meadows

Prime location on quiet dead end cul-de-sac with amazingly friendly, family oriented neighbours. Nearby parks, schools, shopping & more!



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
- 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

Impeccable 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*?**

Natalie McGuire

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