




For Sale

1685 Toulouse Cres

 Sunridge

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 32.48 ' x 100.07 '

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Sweet & charming Hi-Ranch home, brilliantly renovated & tastefully designed! Boasting design forward contemporary style inside & out with a serene palette of crisp white, pops of dusty earth tones, blonde hardwood floors, panel accent walls & trendy lighting throughout. Spacious foyer with tall ceilings & statement chandelier, provides a grand entrance to the home. Main floor features modern open concept layout with spacious living & dining areas adjacent to fully renovated kitchen with modern two-tone cabinetry, shimmering quartz countertops, stainless steel appliances & plenty of space for cooking and storage. Primary bedroom with generous walk-in closet & main bathroom with sleek black fixtures & stunning oversized glass panel shower. Lower level is a cozy retreat with new plush carpets, secondary living area centered by gas fireplace, corner nook perfect for home office, two additional bedrooms, freshly renovated 4-piece bathroom & large storage area. Outside, gorgeous stone walkways line the property allowing for low maintenance landscaping. Fully enclosed backyard, completely hardscaped with stone patio & lined with privacy trees & fencing - fit for lounge, BBQ, hot tub & more.

Sunridge Community

Perfectly located in the heart of Orleans, friendly neighbourhood peppered with parks & schools, nearby shopping, restaurants & transit.



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave
- Washer & dryer, dining room door blinds & bedroom blinds, light fixtures, TV wall mounts, Ecobee thermostat, gym equipment, automatic garage door opener & remote, storage shed, patio set, hot tub

Exclusions

- BBQ
- TV's
- Remaining window coverings

Approximate Utility Costs

- Natural Gas (Enbridge): \$80/month
- Electricity (Hydro Ottawa): \$90/month
- Hot Water Heater, Rental (Reliance): \$31/month
- Water/wastewater: \$88/monthly
- Property taxes \$3,657/2021



Sleek Design

- Charming Hi-Ranch home
- Brilliantly renovated & tastefully designed
- Contemporary style
- Grand entrance featuring spacious foyer with tall ceilings and statement chandelier
 - Access to attached single car garage
 - Large coat closet
- Serene colour palette of crisp white with pops of dusty earth tones
- Blonde hardwood floors
- Panel accent walls and trendy lighting throughout
- Main floor features modern open concept layout
- Spacious living & dining areas adjacent fully renovated kitchen
- True pride of ownership, impeccably maintained
- Move-in ready!

Exceptional Layout

- Fully renovated kitchen (2019)
 - Modern two-tone cabinetry
 - Shimmering quartz countertops
 - Stainless steel appliances
 - Plenty of space for cooking & storage
- Primary bedroom offering generous walk-in closet & sliding barn door
- Renovated main bathroom with sleek black fixtures and stunning oversized glass panel shower
- Lower level is a cozy retreat
 - New plush carpets
 - Secondary living area centered by gas fireplace
 - Corner nook perfect for home office
 - Two additional bedrooms
 - Freshly renovated 4-piece bathroom
 - Large storage area



Low Maintenance Landscaping

- Gorgeous stone walkways line the property allowing for very low landscape maintenance
- Fully enclosed backyard
- Hardscape with patio stone
- Lined with privacy trees & fencing
- Ultimate outdoor entertainment space fit for lounge, BBQ, hot tub & more

Impressive Improvements

approximate ages

- Furnace, Forced air - natural gas - 2021
 - Ecobee thermostat, included
- Bathroom on lower level renovation - 2021
- Hardwood re-stained - 2021
- Carpet on lower level - 2021
- Kitchen renovation - 2019
- Main bathroom renovation - 2019
- Bead-board feature wall in living area
- Bead-board feature wall in bedroom
- Shiplap feature wall spare room
- Light fixture in entry way & dining room
- Roof, asphalt shingles - 2010



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

Natalie McGuire

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