



For Sale

136 Kamloops Avenue



Revelstoke



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81.56 ' x 146.46 '



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Sprawling sun-filled bungalow set on a serene 0.42 acre lot in desirable Revelstoke surrounded by mature trees and lush grassy areas. Slightly elevated in neighbourhood, home boasts fantastic street presence & appeal. Neutral colour palette, oak & cherry hardwood, functional built-ins + tons of large windows & skylights. Sunken living room separated by sliding glass doors with wood fireplace & bay window, open concept dining & family rooms + lovely sunroom with views of private backyard. Chef's kitchen with endless storage, walk-in pantry, granite counters, two sinks & peninsula island with seating. Main level also hosts three sizeable bedrooms, primary ensuite & additional full bath. Basement's large windows make for comfortable living including huge recreation room, wet bar area, 4th bedroom, full bathroom, laundry & storage. Dream backyard – walkout deck fit for entertaining, built-in perimeter seating, sunny & shaded areas, raised vegetable garden, play space with 2 level playhouse, storage shed & hidden fire pit oasis.

Revelstoke Community

Quiet & friendly neighbourhood, minutes to Mooney's Bay, great transit accessibility, 300m from Rideau River launch point for canoeing or paddle boarding, close to shops, restaurants & schools!



Inclusions

- Kitchen appliances: refrigerator (2019), stove, hood fan, dishwasher (2019), mini refrigerator in basement
- Washer (2020), Dryer, Automatic garage door opener & remote

Approximate Utility Costs

- Natural Gas \$107/month
- Electricity (Hydro Ottawa): \$75/month
- Water/wastewater: \$90/month
- Hot Water Rental, Reliance: \$23/month
- Property taxes: \$8,254/2021

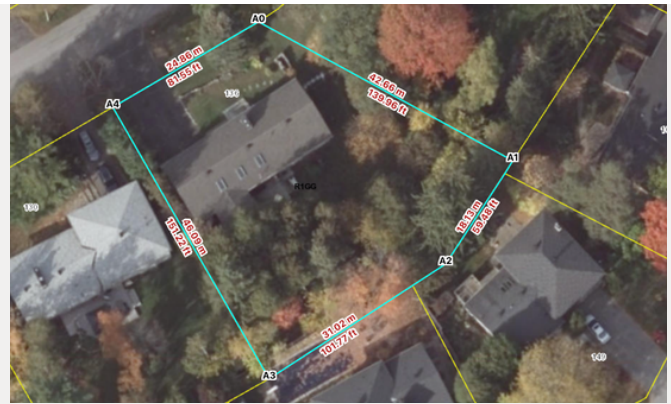


Expansive Bungalow

- Sprawling sun-filled bungalow
- Set on a serene 0.42-acre lot
- Idyllic cottage like setting
- Surrounded by stunning mature trees & lush grassy areas
- Steps to water access and nearby beach
- Slightly elevated in neighbourhood
- Fantastic street presence & curb appeal
- Long double driveway
- Renovated interior with high-end finishes
- Neutral colour palette
- Oak & cherry hardwood floors
- Functional custom built-ins
- Plenty of large windows & skylights offering lots of natural light
- Sunken living room separated by sliding glass doors
- Cozy wood fireplace and large bay window
- Open concept dining and family rooms
- Relaxing sunroom with views of expansive private backyard

Versatile Layout

- Linear chef's kitchen
 - Endless storage and counter space
 - Gleaming granite countertops
 - Huge windows flanking each side of stove
 - Two undermount sinks overlooking yard
 - Peninsula island with overhang seating
 - Stainless steel appliances
 - Walk-in pantry
- Three sizeable bedrooms on main floor
- Primary ensuite bathroom and additional full bathroom
- Fully finished basement
 - Large windows make for comfortable additional living spaces
 - Smooth ceilings, pot lights and carpet for added comfort
 - Massive recreation room
 - Wet bar area
 - Fourth bedroom
 - Full Bathroom
 - Separated office or hobby room
 - Finished laundry room & ample storage



Home Features & Systems

approximate ages

- Built in 1957
- Furnace, Forced Air - Natural Gas
- Central air conditioning
- Nest thermostat and fire alarm
- Roof, Asphalt Shingles - 2014
- Municipal city water
- City sewer
- Single attached garage with interior access to home and backyard
- Brick & siding exterior
- Wood burning fireplace
- Hot water heater, rental

Outstanding Yard

- Expansive and private backyard oasis
- Serene and relaxing environment
- Walkout deck fit for entertaining with built-in perimeter seating
- Incredible landscaping creating both sunny & shaded areas
- Raised vegetable garden
- Play space with two level playhouse
- Lush grassy areas & mature trees
- Storage shed
- Hidden fire pit oasis
- Fully fenced



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

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