




*For Sale*

# 1 Bylot Court

 **Katimavik**

 **3**

 **3**

 **40.03' x 125.86'**

 **5**

Peaceful single-family home located on quiet court, deep private lot with no rear neighbours. Quaint curb appeal with full front red brick exterior, covered front entry + enlarged driveway & attached garage. Expansive foyer offers natural welcome into home. Main level boasts sunken living room with bay window, dark hardwood, formal dining room with handy pass thru window to kitchen, den anchored by cozy wood burning fireplace with classic red brick surround & wood mantel. Chef's kitchen in wood cabinetry with plenty of pantry storage, + great eat-in space set along large picture window overlooking backyard. Top level hosts serene primary retreat, expansive bedroom with bright bay window, double closets & ensuite featuring large walk-in shower. Two additional well-proportioned bedrooms & 2nd full bathroom. Basement offers sizeable recreation room perfect for movie nights, game or playroom & work from home office space. Enjoy the integrated 15x30 heated above ground pool & separate hot tub, impressive composite walkout deck with retractable awning. Fully fenced backyard lined with privacy hedges & mature trees + plenty of lush grassy area & storage shed.



# Katimavik Neighbourhood

Positioned desirably in Katimavik neighbourhood with much sought-after schools, steps to parks and nature trails + endless shopping and dining options less than 3 minutes down the road. Great transit connectivity and nearby 417 access.



## Inclusions

- Kitchen appliances: refrigerator, stove, hood fan, dishwasher
- Washer & dryer, light fixtures, window coverings, bathroom mirrors, ceiling fan, automatic garage door opener & remote, murphy bed, awning, storage shed, above ground pool, hot tub

## Approximate Utility Costs

- Natural Gas \$110/month
- Electricity (Hydro Ottawa): \$100/Month
- Water/wastewater: \$50/Month
- Hot Water Rental (Enercare): \$24/Monthly
- Property taxes: \$4,296/2022



## Single-Family Home

- Located on quiet court
- Deep private lot with no rear neighbours
- Quaint curb appeal
- Full front red brick exterior
- Covered front entry
- Enlarged driveway
- Attached garage
- Main level boasts warm colour palate and dark hardwood floors
- Expansive foyer with functional oversized coat closet
- Sunken living room with bay window
- Conveniently located powder and laundry room
- Formal dining room with handy pass thru window to kitchen

## Notable Features

- Chef's kitchen
  - Wood cabinetry
  - Stainless steel appliances
  - Pantry storage
  - Eat-in space
  - Large picture window overlooking backyard
- Den anchored by cozy wood burning fireplace
- Fireplace framed by classic red brick and wood mantel
- Top level with well-proportioned bedrooms
- Serene primary retreat
  - Bright bay window
  - Double closets
  - Ensuite featuring large walk-in shower
- Second full bathroom with shower/tub combo
- Basement offers sizeable recreation room perfect for movie nights, game or playroom & work from home office space



## Home Systems & Updates

\*Approximate ages\*

- Updates:
  - Carpet, 2020
  - Basement finished, 2018
  - Insulation, 2018
  - Heated 15x30 pool (rebuilt), 2019
  - Hot tub, 2009
  - Composite deck
- Systems:
  - Home Built in 1983
  - Roof, asphalt shingles, 2015
  - Garage roof, 2011
  - Furnace, forced air - natural gas, 2002
  - Windows, 2010
  - Hot water heater (rental), 2009

## Outstanding Backyard

- Fully fenced backyard lined with privacy hedges and mature trees
- Plenty of lush grassy area
- Storage shed, included
- Integrated 15x30 heated above ground pool
- Separate hot tub
- Impressive composite walkout deck
- Retractable awning allowing for choice of desired sun coverage



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

**Natalie McGuire**

Sales Representative

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