



For Sale

1684 Toulouse Crescent

📍 Chateauneuf

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📏 44.95' x 107.68'

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Make this house your own - single family home on a huge corner lot approximately 107ft deep, sparkling clean & lovingly maintained by original owners. Ideal backdrop to customize to your style & needs! Beneath stunning mature tree, covered front entry & sitting area is the perfect place to watch the world go by + attached garage & parking for three. Inside, true pride of ownership is clear, adorned with crisp white walls, pristine light hardwood floors (no carpets) & chic vintage light fixtures. Open concept living & dining room is bookended with sizeable picturesque windows brining in tons of natural light & anchored by cozy gas fireplace with wide mantel. Huge eat-in kitchen boasts solid wood cabinetry & pantry with no shortage of storage space & walk out access to massive fully fenced backyard – a true blank canvas to build your own private suburban paradise. Second storey hosts 3 bedrooms & full bathroom including spacious primary bedroom with walk in closet. Unfinished basement with large footprint, easily finished for additional living space and/or office, gym, hobby room!



Chateauneuf Neighbourhood

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

Inclusions

- Kitchen appliances: refrigerator, stove, microwave, hood fan, freezer
- Washer & dryer, light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener, hot water heater

Approximate Utility Costs

- Natural Gas: \$65/month
- Electricity (Hydro Ottawa): \$71/Month
- Water/wastewater: unknown
- Property taxes: \$3,723/2022



Spacious Family Home

- Traditional single-family home
- Huge corner lot approx. 107ft deep
- Lovingly maintained by original owners
- Stunning mature tree in front yard
- Covered front entry and sitting area
- Attached single garage
- True pride in ownership
- Crisp white walls
- Pristine light hardwood floors
- No carpets
- Chic vintage light fixtures
- Ideal backdrop to customize to your style and needs!



Notable Features

- Open concept living and dining room
- Living and dining rooms bookended with sizeable picturesque windows
- Cozy gas fireplace with wide mantel
- Huge eat-in kitchen
 - Solid wood cabinetry
 - Pantry
 - Plenty storage space
 - Walk out access to backyard
- Second storey hosts 3 bedrooms & full bathroom
- Spacious primary bedroom with walk in closet
- Unfinished basement with large footprint easily finished for additional living space and/or office, gym, hobby room



Home Systems & Details

Approximate ages

- Appliances
 - Freezer, 2017
 - Washer & Dryer, 2012
 - Refrigerator, 2007
 - Stove, 2007
- Systems
 - Home Built by Legault, 1997
 - Roof, Asphalt Shingles, 2014
 - Municipal City Water
 - Furnace , Forced Air - Natural Gas 2014
 - Central Air Conditioning
 - Windows & Doors, 2017
 - Hot Water Heater, owned - 2006

Please note that all information contained herein is to Seller's best belief and knowledge and Buyer understands, acknowledges, and accepts that property information that was provided to Buyer from Seller, Listing Sales Representative and Listing Brokerage are for information purposes only and cannot be relied upon by a third party. The Buyer understands that the property details are for information purposes only and Royal LePage Team Realty Natalie McGuire Home Team, Brokerage, its representatives, and the Seller do not warrant any of the information contained in the documents. Furthermore, Listing Brokerage and their Sales Representatives recommends that the Buyer obtain their own reports and third-party advice and information.



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

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