



For Sale

599 Arc-En-Ciel Street



Fallingbrook /
Gardenway



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50.46' x 124.68'



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Sprawling luxury home built proudly built by Coscan. Wonderfully updated interior with high-end finishes and fronting onto large park. Grand foyer with 2-storey ceilings, home is flooded with natural light, impressive room sizes, neutral hues, recessed lighting & rounded California corners provide airy softness. Formal living & dining rooms anchored by large windows sit at front of home + family room with cozy woodburning fireplace tucked in back. Updated eat-in kitchen, a chef's dream, boasts monotone white & cream palate, excellent storage in modern flat cabinetry, gleaming quartz counter tops, quartz picket tile backsplash + high end appliances. Private fully fenced dream backyard oasis - inground pool, hot tub, gazebo, storage shed, raised gardens + low maintenance patio stone landscaping. Upstairs, four well sized bedrooms & two full bathrooms, including primary retreat with peaked roof & arched window + custom walk-in closet/dressing room & serene ensuite bath with separate soaker tub & huge glass paneled shower. Fully finished basement hosts fifth bedroom perfect for home office or gym, additional full bathroom & is designed for entertaining with space for theatre area + large games room!

Fallingbrook / Gardenway

Beautifully set in prestigious neighbourhood across from picturesque park brimming with sports facilities, basketball, tennis, baseball, hockey, soccer & more. Close to schools + minutes from shopping, restaurants & entertainment!



Inclusions

- Kitchen appliances: Built-in oven, cooktop, dishwasher, hood fan, microwave, refrigerator
- All light fixtures, window coverings, bathroom mirrors, alarm system, auto garage door opener & remote, central built-in vacuum, hot tub, storage shed

Negotiable

- Washer & Dryer, Gazebo

Exclusions

- Pool table, pinball machine, electric fireplace, wine fridge, all TVs

Approximate Utility Costs

- Natural Gas: \$255/month
- Electricity (Hydro Ottawa): \$175/month
- Heating & cooling maintenance plan: \$35/month
- Water/wastewater: \$89/month
- Hot Water Rental (Enercare): \$23/month
- Heating & Cooling maintenance plan: \$35/month
- Property taxes: \$5,074/2022



Sprawling **Luxury Home**

- Proudly built by Coscan
- Fronting onto large park
- Wonderfully renovated interior
- High-end finishes
- Flooded with natural light
- Impressive room sizes
- Neutral hues
- Recessed lighting
- Rounded California corners
- Grand foyer with 2-storey ceilings
- Formal living & dining rooms anchored by large windows sit at front of home
- Family room with cozy woodburning fireplace tucked quietly in back
- Low-maintenance suburban dream backyard

Notable **Features**

- Fully renovated eat-in kitchen
 - Monotone white and cream palate
 - Excellent storage in modern flat cabinetry
 - Gleaming quartz counter tops
 - Quartz picket tile backsplash
 - Double basin undermount sink
 - High end stainless steel appliances
- Upstairs, four well sized bedrooms and two full bathrooms
- Spacious primary bedroom retreat
 - Peaked roof and arched window
 - Custom walk-in closet/dressing room
 - Serene ensuite with separate soaker tub and huge glass panelled shower
- Fully finished basement designed for entertaining
 - Space for theatre area + large games room
 - Fifth bedroom perfect for home office or gym
 - Additional full bathroom



Home Systems & Updates

Approximate ages

- Updates:
 - Kitchen quartz countertops & backsplash, 2020
 - Main floors refinished, 2021
 - Oak hardwood floors (upstairs), 2007
 - Kitchen/hallway/powder room/laundry updated to ceramic flooring, 2021
 - All bathrooms updated
 - Main bathroom & ensuite, 2017
 - Powder room, 2022
 - L.E.D lighting throughout home, 2018 - 2022
- Systems:
 - Home Built in 1994
 - Windows, 2002
 - Direct energy thermostat, 2005
 - Roof, asphalt shingles, 2008
 - Central air conditioner, 2017
 - Hot water heater (rental), 2019

Backyard Oasis

- Sliding glass doors lead to private fully fenced dream backyard oasis
- 24 x 36 Mountain Lake inground pool
- Hot tub, included
- Storage shed, included
- Gazebo, negotiable
- Raised gardens
- Low maintenance patio stone landscaping



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

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