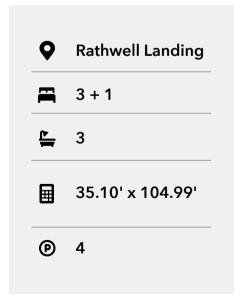


For Sale

1108 Beckett Crescent



Proudly built by Valecraft in sought after Sittsville South community. Well appointed upgrades throughout home featuring welcoming front entry, sun filled main floor with open sight lines and chef's kitchen and central island, fit for cooking & entertaining. Neutral tones throughout paired with rich accent walls, dark hardwood floors & stylish light fixtures to highlight interest yet timeless design. Big, bright gourmet kitchen perfectly designed for the inner chef, adorned with endless clean white shaker style cabinets, extended wall to wall for added storage, walk in pantry, direct access to yard for BBQ season, and open concept overlooks to main living. Upper level host three spacious bedrooms including primary suite. It is a calming treat located at back of home, comfortably fits king bed + sitting area. Sliding barn door reveals serene spa-like ensuite with free standing tub, oversized glass panel shower built-in closet. Newly finished rec. room provides secondary living space + separate 4th bedroom/home office/gym. Great lot size with fully fenced private backyard boasting raised & railed deck sized for multiple entertainment areas, gazebo, storage shed & lots of green space to garden, run & play.



Inclusions

- Kitchen appliances: refrigerator, built-in oven, stove, dishwasher (as is), microwave, hoodfan, freezer
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, play structure, storage shed

Negotiable

Gazebo

<u>Approximate Utility Costs</u>

• Natural Gas \$125/month

• Electricity (Hydro Ottawa): \$100/month

• Water/wastewater: \$63/month

• Hot Water Rental: \$\$64/month

• Property taxes: \$5,200/2022



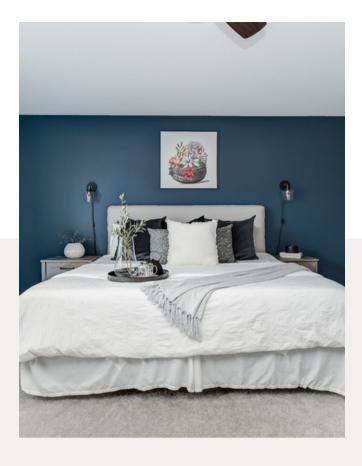


Exceptional Family Home

- Built by Valecraft in 2018 in popular Kemp model
- Well upgraded
- · Feels like new
- · Attached double car garage
- Covered front entry
- Light filled main floor with open sightlines throughout
- Neutral base colour thoughtfully mixed with rich accent walls
- Dark hardwood floors
- Stylish light fixtures
- Great lot size
- Newly finished rec room (2022) provides secondary living space + separate 4th bedroom/home office/gym

Stylish Design

- · Spacious foyer
- · Formal dining at front of the home
- · Living room anchored by cozy gas fireplace
- Fireplace adorned by sleek black stone and wood mantel
- · Kitchen perfectly fit for the inner chef
 - Endless clean white shaker style cabinets extended wall to wall
 - Walk in pantry
 - Huge center island with breakfast bar seating for 4+
- Powder room
- · Well organized laundry/mud room
- Upstairs, 3 great sized bedrooms
- Primary bedroom is a true calming retreat
 - Sized for king bed + sitting area
 - Sliding glass barn door reveals serene spa-like ensuite with free standing tub, oversized glass panel shower built-in closet cabinetry with doors and spacious dressing area with bench seating
- Additional full bath with shower/tub combo & plenty of vanity space on upper level







Outstanding Backyard

- Fully fenced private backyard
- Raised and railed deck sized for multiple entertainment areas
- Gazebo
- · Storage shed
- Lots of green space to garden, run & play

Impressive Upgrades E Improvements

- Interior
 - Upgraded kitchen, 2018 (through builder)
 - Large deck, 2019
 - Laundry sink/counters added, 2020
 - Enlarged ensuite, 2021
 - Finished basement, 2021
- Landscaping
 - Gardens, 2019
 - River rock and stone inbetween houses, 2021



Are you ready to make this house a home?

Natalie McGuire

Sales Representative

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