




*For Sale*

# 1108 Beckett Crescent

 Rathwell Landing

 3 + 1

 3

 35.10' x 104.99'

 4

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.

# Rathwell Landing

Picturesque & cheerful community, minutes from Stittsville Main, sprinkled with ample parks & schools in walking distance.



## 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

## Approximate Utility Costs

- 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* & 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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Note: backyard grass has been altered in the photo above. There was a small above ground pool perviously. Grass has now been seeded and there may not be green when visiting.