




For Sale

51 Norice Street

 **Crestview**

 **4**

 **3**

 **126' x 118.76'**

 **6**

Immaculate single family home boasting both style & substance on large lot in great central location! Professionally renovated with quality workmanship & bursting with updates. Brilliant open concept layout offers the perfect space for entertaining & family life. Bright & airy home with contemporary designer style, crisp white palette paired with dark hardwood floors, clean lines, & modern fixtures. Entryway welcomes into sprawling dining room & kitchen with stunning white cabinetry finished with crown moulding, gleaming quartz counters, large centre island with seating, beautiful counter to ceiling backsplash, & stylish open shelving. Generous living area provides great separation from main level bedroom, 3pc bathroom & den – the perfect home office! Second level primary bedroom is a tranquil retreat on its own side with amazing spa-like ensuite, while cozy hallway nook offers additional living space & access to 2 bedrooms + 3rd full bath. Spacious finished recreation room complete with large windows. Backyard lined with mature trees & privacy hedges provides ample space for play, pets & great sized deck. Detached garage provides parking for 1 + ample storage while elongated driveway easily fits 5+.

Crestview Neighbourhood

Steps from wonderful schools, parks, walking and cycling trails, quick walk to endless shopping and dining options. Great transit access and easy commute throughout city!



Inclusions

- Brand new high-end stainless steel kitchen appliances: refrigerator, stove, hood fan, dishwasher
- Hot water tank, 2019

Property Taxes

- \$4,500/2022 approximately



Exceptional Layout

- Central location
- Large lot approx. 126' frontage x 118' depth
- Detached garage provides parking for 1 + ample storage
 - elongated driveway easily fits 5+ vehicles
- Professionally renovated, 2022
- Brilliant open concept layout
- Perfect space for entertaining and family life
- Bright and airy
- Contemporary designer style
- Crisp white palette
- Dark hardwood floors
- Clean lines
- Modern fixtures
- Smooth ceilings with recessed lighting
- Move-in ready!



Modern Kitchen

- Entryway welcomes into sprawling dining room and kitchen
- Stunning renovated kitchen
 - Modern white cabinetry
 - Crown moulding
 - Gleaming quartz countertops
 - Large centre island with seating
 - Counter to ceiling backsplash tiles
 - Stylish open shelving
 - Brand-new high-end stainless steel appliances
- Generous living area
- Main level bedroom
- Den perfect for home office
- Tranquil second level primary bedroom retreat with amazing spa-like ensuite bathroom
- Cozy hallway nook offers additional living space and access to two bedrooms
- Spacious finished recreation room with large windows and carpeting for added comfort
- Backyard lined with mature trees and privacy hedges
 - Ample space for play, pets and great sized deck



Renovations & Upgrades

approximate ages

- Renovations - 2022
 - Interior & exterior doors
 - Pella Windows, 10 year warranty
 - Electrical
 - HVAC
 - Plumbing
 - Ducts
 - Insulation (except roof)
 - Kitchen & Bathrooms
 - Flooring
 - Furnace, forced air - natural gas
 - Central Air Conditioner
 - Siding/eavestroughing
 - Garage
 - Walkway
 - Backyard deck

- Kitchen Details
 - Custom KITCH kitchen
 - LaRiviera Equipe Blanc tile backsplash
 - Quartz Carrara Morro countertops
 - KRAUS sink and faucet
 - Richelieu hardware
- Main Floor Bathroom
 - Ceppostone tile in shower
 - HEX floor
- Primary Ensuite Bathroom
 - Heated flooring, Stromboli Black City tiles
 - LaRiviera Equipe Gris tile on walls
 - Carrara Morro quartz counter tops
- All bathroom vanities are Ikea with custom wrapping by KITCH
- 4" handscraped Appalachian red oak hardwood
- Berber carpeting in basement
- Freshly painted in Benjamin Moore Chantilly Lace
 - ceilings - matte finish
 - walls - eggshell finish
 - trim & in bathrooms - satin finish



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Manotick
613 • 692 • 3567
1096 Bridge Street
Manotick, ON, K4M 1J2



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

