




*For Sale*

# 455 Crestview Road

 Faircrest Heights

 3

 3

 70' x 111.6'

 6

Nestled amongst the mature foliage in friendly Faircrest Heights, this brick & stone family bungalow shines with stunning gardens, double car garage, long + wide driveway, fantastic yard space & inground saltwater pool. Settle into the spacious foyer & be welcomed into a carpet free home filled with bright light, modern renovations & great flow. Kitchen has been transformed & opened to dining room, optimizing for cooking & entertaining, cream cabinets with crown moulding, granite countertops, & handy breakfast bar/homework space. Impressive open concept living & dining area anchored by cozy fireplace & huge bay of windows + sliding patio door overlooking entire backyard. Generous primary bedroom with double closets & partial ensuite bath. Finished basement with vinyl wood-like flooring & plenty of light, boasts sprawling floorplan with living areas + den & full bath. Dream backyard lined with privacy hedges & fully fenced, featuring heated saltwater pool, hot tub, storage shed & large stone patio with plenty of space to dine & lounge.

# Faircrest Heights

Walking distance to many parks and schools, CHEO and Ottawa Hospital, nearby Billings Bridge Shopping and RA Center, Lansdowne, Rideau River walking/cycling trails and 417 with quick commute throughout city!



## Inclusions

- Kitchen appliances: refrigerator (2006), stove (2006), microwave/hood fan, dishwasher (2021)
- Washer & dryer (2020), all light fixtures, window coverings, bathroom mirrors, automatic garage door opener and remote, hot tub, storage shed (2019)

## Approximate Utility Costs

- Natural Gas (includes pool heater): \$271/month
- Electricity (Hydro Ottawa): \$121/month
- Water/wastewater: \$99/month
- Property taxes: \$6,856/2022



## Expansive Bungalow

- Lovingly maintained family home
- True pride in ownership
- Brick and stone exterior
- Stunning gardens
- Double car garage
- Long and wide driveway
- Modern renovations
- Carpet free
  - Hardwood floors throughout main level living areas & bedrooms
  - Tile in front entrance, kitchen & bathrooms
  - Vinyl wood-like flooring in basement
- Great flow
- Neutral colour palette to suit any style
- Spacious & welcoming foyer
- Open concept living & dining area
- Cozy fireplace with stone surround
- Huge bay of windows
- Sliding patio door overlooking entire backyard

## Generous Layout

- Elegant family kitchen
  - Transformed & opened to dining room, optimizing for cooking and entertaining
  - Maple cream coloured cabinets with crown moulding
  - Granite counter tops
  - White subway tile backsplash
  - Double basin undermount sink with gooseneck faucet
  - Stainless steel appliances
  - Breakfast bar/homework area
  - Plenty of counter & storage space
- Main 4-piece bathroom
- Three bedrooms tucked quietly down a hallway
- Generous primary bedroom acts as a calming retreat with double closets & partial ensuite bath
- Finished basement with great multi-use spaces
  - Vinyl wood-like flooring
  - Plenty of light
  - Impressive size
  - Two comfortable living areas
  - Sizeable den
  - Full bath with in-floor heating
  - Finished laundry room



## Backyard Oasis

- Nestled amongst mature foliage
- Fully fenced and lined with privacy hedges
- Fantastic yard space, ideal for fun and relaxation
- Heated inground saltwater pool
- Large stone patio with plenty of space to dine and lounge
- Hot tub
- Storage shed
- Stunning gardens

## Home Features & Systems

\*approximate ages\*

- Built in 1957
- Roof, Asphalt Shingles (2012)
- Furnace, Forced Air - Natural Gas (2006)
- Central Air Conditioning
- Municipal City Water
- Fireplace - Natural Gas
- Hot Water Heater - Owned (2010)
- Windows & Doors (2008)
  - Living room (2009)
- Basement Electrical Improvements (2021)
- Natural gas heater for inground pool (2020)
- Hot Tub pump (2022)



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

**Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto: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.

