

For Sale

455 Crestview Road

Q	Faircrest Heights
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	70 ' x 111.6 '
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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 trials and 417 with quick commute throughout city!

Inclusions

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- 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



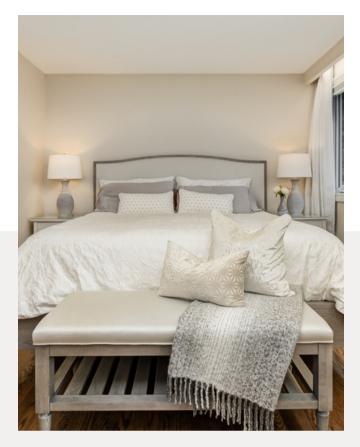


Expansive Bungalow

- · 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







- 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

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