



*For Sale*

# 1176 Bordeaux Grove



Convent Glen



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50' x 122.86'



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Fabulous traditional family home, expansive lot with mature foliage, proudly maintained & loaded with stylish updates. Settle in inside the foyer & step into the central main space boasting grand two storey ceilings, connecting rooms with excellent layout. At front of home, a formal living room with picturesque bay windows, while behind is more casual family room, anchored by cozy wood burning fireplace with exposed brick surround, modern wood mantel & terracotta floor tiles. Lovely glass French doors lead to dining room overlooking backyard. Expansive kitchen fit with chef's grade appliances, granite countertop, built-in pantry/china hutch, & sunny eat-in breakfast area! Second level hosts 4 well-proportioned bedrooms & 2 full bathrooms – including serene primary bedroom with decorative fireplace & spa-like ensuite bath. Sprawling finished basement adorned with textural & wood wall details offers ideal place for entertaining – large recreation space, built in bar/games area & quiet cove perfect for home office, gym or hobby space + 3rd full bathroom. Backyard, extra wide & deep, fit for future pool, fully fenced, complete with walk out deck with multiple interior access points and tons of lush grassy area for kids & pets to play.

# Convent Glen Community

Nestled in friendly family-oriented community amongst walking trails, parks, schools, nearby recreation facility, golf + river access & small boat launch. Minutes to shopping plazas and Place d'Orléans + Hwy 174 and transit.



## Inclusions

- Kitchen appliances (2021): refrigerator, stove, dishwasher, hoodfan
- Automatic garage door opener & remote, bike rack, ceiling & wall mounted light fixtures, decorative fireplaces, hot water heater (2022), mirror in 2nd floor main bathroom, mirror in basement bathroom, shelving in furnace room, shelving in garage, tool rack in garage, washer & dryer (2020), window coverings

## Exclusions

- Floor to ceiling mirror in stairwell, mirror in powder bathroom, mirror in office, ornate mirror in ensuite bathroom

## Approximate Utility Costs

- Natural Gas \$118/month
- Electricity (Hydro Ottawa): \$78/month
- Water/wastewater: \$62/month
- Property taxes: \$5,326/2022



## Exceptional Family Home

- Traditional family home
- Expansive lot with mature foliage
- Proudly maintained
- Loaded with stylish updates throughout
- Layout that achieves excellent flow
- Neutral walls with soothing blue accents
- Hardwood flooring
- Elegant crown moulding
- Updated lighting, tasteful statement fixtures
- Spacious backyard
  - Extra wide and deep
  - Future pool sized yard
  - Fully fenced
  - Walk out deck with multiple interior access points
  - Large lush grassy area

## Stylish Design

- Central main space with grand two storey ceilings
- Formal living room with picturesque bay windows
- Family room anchored by cozy wood burning fireplace with exposed brick surround, modern wood mantel, and terracotta floor tiles
- Glass French doors open to dining room overlooking backyard
- Expansive kitchen
  - Chef's grade stainless steel appliances
  - Granite countertops
  - Built-in pantry/china hutch
  - Great storage space
  - Sunny eat-in breakfast area
- Laundry/mud room with access to attached double car garage
- Partial bathroom on main level
- Second level hosts 4 well-proportioned bedrooms and 2 full bathrooms
- Serene primary bedroom with decorative non-functioning fireplace and spa-like ensuite bath
- Sprawling finished basement
  - Textural and wood wall details
  - Large recreation space
  - Built in bar/games area
  - Quiet cove perfect for home office, gym or hobby space
  - 3rd full bathroom



# Home Features, Systems & Improvements

\*approximate ages\*

- Built in 1981
- Central Air Conditioning (2021)
- Eavestroughs (2018)
- Fireplace - Wood Burning "as is"
- Furnace, Forced Air - Natural Gas (2020)
- Hot Water Heater - Owned (2022)
- Landscaping & Trees (2021)
- Municipal City Water
- Roof, Asphalt Shingles (2015)
- Windows & Doors (2010)
  - Garage door (2020)
  - Front door (2021)
  - Door hardware & electrical plates (2022)

- All toilets (2021)
- Bar sink & faucet (2022)
- Basement shutters (2023)
- Paint throughout home (2022)
- Plumbing updates - valves (2021)
- Fireplace mantel & screen (2023)
- Flooring throughout home (2021)
  - Ensuite flooring (2022)
  - Laundry room flooring (2023)
- Electrical Improvements
  - Basement lighting (2021)
  - Bedroom lighting (2021)
  - Electric panel upgrades/Gfi plugs (2022)
  - Family room lighting (2022)
  - Foyer lighting (2022)
  - Hall lights on main & second floor (2022)
  - Kitchen pot lights (2021)
  - Outdoor lighting (2022)
- Garage tool and bike racks (2023)
- Kitchen renovation (2015)
  - Kitchen sink & hardware (2021)
- Powder room (2021)



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

**Natalie McGuire**

Sales Representative

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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.



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.