



*For Sale*

# 22 Priam Way

 **Westcliffe Estates**

 **4**

 **3**

 **49.33 ' x 93.88 '**

 **4**

Lovely detached home featuring the perfect blend of modern style & comfortable family living. Tastefully renovated & loaded with updates! Beautifully appointed on a mature tree lined street, red full front brick exterior, crisp white moulding & windows with Juliette balconies. Expanded driveway, attached garage & modern steppingstone walkway. Spacious foyer, neutral hues & engineered hardwood flooring create consistency through seamless open concept layout. Expansive kitchen boasting clean white cabinetry, gleaming quartz counter tops, stainless steel appliances, large island with overhang seating overlooking the dining area. Elongated living room acts as a cozy lounge space & provides access to generous backyard retreat built for outdoor enjoyment - fully fenced featuring two-tiered deck with gazebo, raised garden bed & lots of lush grassy space. 3 of the 4 bedrooms + 2 bathrooms are located on the second level, all well-proportioned, including primary suite with recently remodelled ensuite bath & walk-in closet. Fully finished basement featuring luxury vinyl floors, 4th bedroom + finished laundry area.





# Westcliffe Estates

Surrounded by NCC Greenbelt, access to endless connected walking trails located at the end of the street + plenty of parks & schools nearby. Walking distance to all of life's necessities on Robertson Rd including shopping and dining. Minutes from HWY 416/417 & great transit connection for convenient commute throughout the city.

## Inclusions

- Kitchen appliances: refrigerator (2020), stove (2020), hood fan (2020), dishwasher (2019), freezer
- Washer (2017), dryer (2021), all light fixtures, bathroom mirrors, built-in shelving affixed to walls, alarm system, auto garage door opener & remote, storage shed, hot water heater (2013)

## Approximate Utility Costs

- Natural Gas: \$152/month
- Electricity (Hydro Ottawa): \$132/Month
- Water/wastewater: \$75/Month
- Hot Water Heater: Owned
- Property taxes: \$4047/2022

## Negotiable

- Hot tub (available for purchase - \$5,000)
- Stand up freezer in basement



## Single-Family Home

- Lovely detached home
- Tastefully renovated & loaded with updates
- Many big-ticket items already taken care of
- Perfect blend of modern style & comfortable family living offering both space & convenience
- Beautifully appointed on mature tree lined street
- Red full front brick exterior pops against crisp white moulding
- Windows with Juliette balconies
- Expanded driveway & attached garage offer ample parking for guests
- Modern steppingstone walkway
- Spacious foyer & mud area provide space to settle in
- Neutral hues & engineered hardwood flooring create consistency through seamless open concept layout
- Large windows flood main level with bright sunny light



## Modern Style

- Expansive kitchen offers ultimate culinary experience
  - Modern two-tone cabinetry with offers ample storage
  - Sleek dark quartz countertops
  - Stylish brass hardware & statement lighting
  - Delicate white scalloped backsplash
  - Stainless steel appliances
  - Large island with overhang seating overlooking dining area
- Elongated living room tucked quietly at the back of the home acts as a cozy lounge space & provides access to generous backyard
- Backyard retreat built for outdoor enjoyment
  - Fully fenced featuring two-tiered deck with gazebo
  - Raised garden bed
  - Lots of lush grassy space
- 3 of the 4 bedrooms + 2 bathrooms are located on the second level
- Primary bedroom with remodelled ensuite bath & walk-in closet
- Fully finished basement
  - Luxury vinyl floors
  - Versatile recreation area
  - 4th bedroom – ideal for a cool teen hangout or quiet home office
  - Finished laundry area





## Home Systems

\*Approximate ages\*

- Home Built in 1976
- Windows, updated during 2013-2019
  - 2 original windows in the basement
- Air Conditioner, 2018
- Roof, asphalt shingles, 2017
- Eavestrough 2014
- Furnace, forced air - natural gas, 2013
- Hot water heater, owned, 2013

## Updates & Improvements

\*Approximate ages\*

- Finished basement with sprayfoam insulation, 2022
- Front walkway, 2022
- Fence, 2022 & 2016
- Ensuite bathroom remodel, 2021
- Bathtub & tiles in main bathroom, 2021
- Custom glass rail/guard in stairwell, 2021
- Siding, 2021
- Landscaping, 2021
- Deck, 2021
- Gazebo, 2021
- Kitchen remodel 2019
- Engineered hardwood floors on main level, 2019
- New baseboards and molding throughout
- Engineered hardwood flooring on 2nd level
- New french patio doors to backyard





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

**Natalie McGuire**

Sales Representative

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