



*For Sale*

# 18 Sagamore Court



Barrhaven /  
Cedargrove



4



3



74.54' x 97.96'



6

Sprawling family dream home, premium large lot on desirable court – ultimate forever home! Boasting timeless traditional layout with huge room proportions, magnificent home freshly painted in neutral tones. Gorgeous well-kept gardens & mature trees create a warm welcome. Grand double door entry into foyer, sunken living room & formal dining at front of the home, open kitchen & family room in back. Renovated & inviting kitchen boasts crisp white cabinetry paired with gleaming granite counters, peninsula island with breakfast bar + large eat in space underneath sunny skylight. Renovated powder bath & huge laundry/mud room. Sliding patio doors exit onto newer walkout deck sized for BBQing, extra wide yard, fully fenced with gates on either side + lots of open grassy area. Second level hosts 4 spacious bedrooms + 2 full bathrooms, the biggest of which is the primary retreat featuring peaked ceilings, large windows, walk in closet & soothing ensuite bath with separate jet tub & shower. Fully finished basement recreation room + 3 utility/storage rooms with potential to finish into office or hobby space.



# Barrhaven / Cedargrove

Friendly & established neighbourhood nestled amongst great schools & parks, minutes to shopping, dining & recreational facilities. Quick access to HWY 416 on ramp & nearby transit stop.

## Inclusions

- Kitchen appliances: refrigerator (2015), gas range stove (2021), microwave/hood fan (2020), dishwasher, freezer
- Washer, dryer, all light fixtures, window coverings, bathroom mirrors, automatic garage door opener & remote x 2 (as is), central built-in vacuum, storage shed, 5 storage shelves in basement

## Approximate Utility Costs

- Natural Gas: \$116.50/month
- Electricity (Hydro Ottawa): \$75.00/Month
- Water/wastewater: \$80.00/Month
- Hot Water Heater (Enercare): \$27/35/Month
- Property taxes: \$6116.69 using the City of Ottawa Estimator



## Sprawling Family Home

- Ultimate forever home potential
- Premium large lot
- Huge room proportions, catering to both family togetherness & privacy
- Freshly painted in bright neutral tones
- Gorgeous well-kept gardens
- Mature trees create a warm welcome outside
- Full front brick exterior
- Interlock walkway
- Double car garage
- Driveway providing parking for 6
- Fully fenced backyard with gates on either side
  - Extra wide yard
  - Lots of open grassy area is perfect for kids & pets to play or to design your unique version of a suburban dream backyard
- Fully finished basement recreation room
  - Comfortable living area
  - Endless amount of space for your things in 3 utility/storage rooms with potential to finish into office or hobby space



## Traditional Layout

- Grand double door entry into foyer offers space to settle in
- Main hallway connecting sunken living room & formal dining at front of the home
- Open kitchen & relaxing family room in back of the home
- Renovated, bright & inviting kitchen
  - Tons of space for entertaining & cooking up meals
  - Crisp white cabinetry
  - Gleaming granite countertops
  - Peninsula island with breakfast bar
  - Large eat in space underneath sunny skylight
- Sliding patio doors exit onto newer walkout deck sized for BBQing, lounge area & alfresco dining
- Newly renovated powder bathroom & huge laundry/mud room
- Second level hosts 4 spacious bedrooms + 2 full bathrooms
- Expansive primary bedroom retreat featuring
  - Peaked ceilings
  - Large windows
  - Walk-in closet
  - Soothing ensuite bathroom featuring separate jet tub & shower



## Home Systems

\*Approximate ages\*

- Home built by Minto in 1987
- Roof, asphalt shingles, 2021
- Furnace, forced air - natural gas, 2009
- Shed roof, as is
- Municipal city water
- Double attached garage with interior access
- Natural gas fireplace
- Wood burning fireplace, as is

## Updates & Improvements

\*Approximate ages\*

- Powder bathroom renovation, 2023
- Tile flooring in powder bathroom, laundry/mud room & front foyer, 2023
- Deck 2020/2021
- Kitchen renovation, 2020
- Recently painted laundry room



**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



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