



*For Sale*

# 4307 Goldeneye Way



Riverside South



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36.09' x 120.9'



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Sun-filled family home blends traditional style with unique features! Bright natural light, open layout with defined spaces, natural hardwood floors & recessed lighting. Well maintained & boasts size for family with 4 bedrooms + potential 5th in basement. Spacious entryway with double closets & adjoined mudroom with access to double car garage. A show stopping 3-sided fireplace anchors the main floor bringing together the open concept living room, dining room & great room with soaring cathedral ceilings & 2-storey windows. Beautiful kitchen features elegant espresso cabinetry, light granite counter tops, matching backsplash, breakfast bar with seating & eat in space. Glass patio door leading to raised deck. Expansive primary bedroom with cathedral ceilings, ensuite with large vanity, soaker tub & separate shower, walk-in closet + covered balcony. Three additional generous bedrooms, full bath & convenient 2nd floor laundry. Basement recently renovated adding huge recreation area, full bath + flex room for potential 5th bedroom or home office. Fully fenced backyard, storage shed & tons of greenspace.



# Riverside South

Walking distance to grocery, shopping, restaurants, lovely parks, river access & bus station connected with future LRT.



## Inclusions

- Kitchen appliances: refrigerator, stove, hood fan, dishwasher, microwave
- Washer & dryer, light fixtures, window coverings, bathroom mirrors, automatic garage door opener & remote, storage shed, hot water heater

## Negotiable

- Basement refrigerator & freezer

## Exclusions

- All mirrors (except bathroom mirrors)

## Approximate Utility Costs

- Natural Gas \$149/month
- Electricity (Hydro Ottawa): \$88/month
- Water/wastewater: \$47/month
- Property taxes: \$6,140/2022



## Expansive Family Home

- Sun-filled family home blends traditional style with truly unique features
- Interlock front walkway
- Beautiful front gardens
- Spacious entryway provides a place to settle in & get organized with double closets & adjoined mudroom
- Interior access to double car garage
- Natural hardwood floors
- Recessed lighting mixed with statement light fixtures
- Show stopping 3-sided fireplace anchors the main floor
- Open concept living room, dining room and great room
- Move in ready!



## Chic Kitchen

- Beautiful kitchen with breakfast bar and plenty of seating
  - Elegant espresso cabinetry
  - Light granite counters & matching backsplash
  - Stainless steel appliances
  - Double basin undermount sink
  - No-touch goose neck faucet
  - Eat in space adjacent to glass patio door
- Upper level boasts four bedrooms, full bathroom & convenient second floor laundry
- Carpeted flooring in bedrooms for added comfort
- Primary bedroom feels like an expansive retreat with cathedral ceilings
  - Large walk-in closet
  - Ensuite bathroom with large vanity, soaker tub & separate shower
  - Covered balcony overlooking front of home
- Professionally renovated basement
  - Large recreation room, perfect for secondary living area
  - Storage area
  - Professionally installed full bathroom
  - Additional flex room boasting potential for 5th bedroom or home office
- Fully fenced backyard boasts gates on each side & tons of lush grassy area





## Impressive Updates

\*approximate ages\*

- Fourth bedroom added on second level, completed by professional contractor
- 2023
  - New window coverings throughout
    - blackout blinds in bedrooms
    - motorized blinds in primary bedroom
  - Professionally installed basement bathroom
  - Duct cleaning
  - Exterior masonry refresh
- 2022
  - Professionally renovated basement
  - Shed installed
  - Freshly painted exterior
- 2020
  - Side privacy fences installed
  - Wifi-enabled lighting
  - No-touch kitchen faucet
  - Wifi thermostat
- 2019
  - Complete interior painting

## Home Features & Systems

\*approximate ages\*

- Built by Urbandale - Sapphire II, 2007
- Roof, Asphalt Shingles, 2007
- Furnace, Forced Air - Natural Gas, 2007
  - Serviced annually
- Central Air Conditioning, 2007
- Windows & doors, 2007
- Natural gas fireplace
- Hot water heater, owned, 2007
- Eavestroughs installed





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

**Natalie McGuire**

Sales Representative

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