



For Sale

57 Sutcliffe Terrace

📍 Longfields

🏠 3

🛏️ 2

📏 24.6' x 108.37'

🅑 3

Sun-filled semi-detached home on peaceful quiet street. Mature trees & foliage line the stone walkway up to lovely brick front home with attached single garage & covered front sitting area. Welcoming sunken foyer provides a space to settle in while also accessible from garage & powder bathroom. Open concept main level – hardwood floors flow through generous living & dining areas bookended by oversized windows overlooking front & back yards. Large kitchen, separated by half wall minimizing visual clutter, features wood cabinetry, plenty of counter space, tall pantry cupboards & sunny eat in area with feature chalkboard wall. Glass patio door leads to spacious fully fenced backyard lined with leafy greenery for added privacy, stone terrace + grassy area with play structure & storage shed. Second level hosts primary bedroom with new carpet flooring & two additional bedrooms finished with light laminate flooring + full 4 piece bathroom. Sprawling finished recreation room offers an additional living area for relaxing & entertainment + plenty of storage.

Longfields

Ideal neighbourhood peppered with parks & schools, steps from walking & cycling paths. Minutes to endless options for shopping & dining. Very walkable to Fallowfield Transit station + easy connection to 416.



Inclusions

- Appliances (as-is): dishwasher, microwave, hood fan, refrigerator (2014), stove
- Washer & dryer (as is), all light fixtures, window coverings, bathroom mirrors, auto garage door opener, BBQ, play structure, storage shed, upstairs TV

Exclusions

- Additional washer & dryer

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$120/month
- Gas (Enbridge): \$90/month
- Water/wastewater: \$125/month
- Hot Water Heater, Rental (Enercare): \$35/month
- Property taxes \$3,110/2023



Stylish & chic Home

- Sun-filled semi-detached home on peaceful quiet street in Barrhaven
- Fantastic home for Buyers ready to make their own with their personal touches!
- Mature trees & foliage line the stone walkway up to lovely brick front home
- Attached single car garage with interior access to home
- Peaceful covered front sitting area
- Welcoming sunken foyer provides a space to settle, while also accessible from garage & powder bathroom
- Open concept main
- Hardwood floors flow through generous living & dining
- Oversized windows overlooking front & back yards



Functional Layout

- Large kitchen, fit perfectly for the inner chef
 - Half wall minimizing visual clutter
 - Wood cabinetry
 - Plenty of counter space
 - Tall pantry cupboards
 - Sunny eat in area
 - Feature chalkboard wall
- Glass patio door leads to spacious fully fenced backyard
 - Leafy greenery for added privacy
 - Stone terrace, ideal for dining or lounge
 - Grassy area
 - Play structure & storage shed
- Primary bedroom with new carpeted flooring (2023)
- Two additional bedrooms finished with light laminate flooring
- Full 4 piece bathroom
- Sprawling finished recreation room offers an additional living area for relaxing & entertainment + plenty of storage



Home Features & Systems

approximate ages

- Built in 1997 by Olympic
- Roof, Asphalt Shingles, 2010
- Furnace, Forced Air - Natural Gas
- Central Air Conditioning
- Municipal city water
- Brick & siding exterior
- Poured concrete foundation
- Single attached garage with interior access
- Window in primary bedroom, 2023
- Freshly painted living room ceiling, all bedrooms & upper hallway doors
- New carpeting in primary bedroom, hallway & upper stair
- Professionally cleaned



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

Natalie McGuire

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