




*For Sale*

# 227 Bradwell Way

 Findlay Creek

 4

 4

 50' x 148.16'

 6

The epitome of modern elegance - fully renovated and expertly designed home set on a long deep lot in a mature neighbourhood. Welcoming foyer with contemporary interior laced with traditional elements where quality of workmanship truly shines. Formal dining area with coffered ceiling & large picturesque window, comfortable family room centered around cozy gas fireplace & built-in bookcases. Warm wood ceiling beam creates natural sense of separation for dreamy classic white kitchen - sun-filled space fit with quality cabinetry & tile work, long centre island, quartz counters, high end appliances, eat in area + huge walkthrough butler's pantry! Up the curved hardwood staircase awaits a large airy second level. Huge primary suite feels like a luxury hotel with built in vanity, walk in closet & spa like ensuite bathroom. Three additional generously sized bedrooms, full bathroom & spacious laundry. Finished basement designed with comfort in mind boasts 2 piece bath and potential fifth bedroom. Large backyard - fully fenced with walk out deck, storage shed & tons of grassy area, peppered with mature trees & foliage for added privacy.



# Findlay Creek

Ultimate family neighbourhood with countless parks, minutes to Findlay Creek Center for shopping & dining! Close to schools & future LRT with easy commute to downtown Ottawa.



## Inclusions

- Kitchen appliances (2020): stove, refrigerator, dishwasher, wine fridge
- Washer & dryer (2020), window blinds, central built-in vacuum, wall mounted TV, play structure, storage shed, hot water heater

## Approximate Utility Costs

- Natural Gas \$200/month
- Electricity: \$140/month
- Property taxes: \$6,000/2023



## Elegant Family Home

- The epitome of modern elegance
- Fully renovated & expertly designed
- Shows like a model home
- Set beautifully on long deep lot in charming mature neighbourhood
- Adorned with covered front porch to sit and watch the world go by
- Contemporary interior laced with traditional elements
- Quality of workmanship shines
- Crisp white walls
- Delicate details
- Finished basement
  - Spacious recreation area with laminate flooring
  - 2 piece bathroom
  - Potential for fifth bedroom
- Expansive backyard
  - Fully fenced
  - Walk out deck
  - Storage shed
  - Play structure
  - Tons of grassy area
  - Peppered with mature trees & foliage for added privacy

## Modern Design

- Welcoming foyer
- Stunning main floor with blonde wide plank hardwood floors, 9ft ceilings & recessed lights
- Formal dining room with sophisticated coffered ceiling & large picturesque window
- Comfortable family room gathered around cozy gas fireplace, flanked by painted brick & built-in bookcases
- Warm wood ceiling beam creates natural sense of separation for kitchen
- Dreamy classic white kitchen
  - Gorgeous sun-filled space
  - Fit with high quality cabinetry & tile work
  - Long centre island with seating
  - Gleaming quartz counters
  - Apron sink with gooseneck faucet
  - High end stainless steel appliances
  - Sunny eat in area
  - Huge walkthrough butler's pantry
- Up the curved hardwood staircase awaits a large airy second level with 4 bedrooms, full bathrooms & spacious laundry
- Huge primary suite feels like a luxury hotel
  - Built in vanity
  - Walk in closet
  - Spa like ensuite featuring glass shower, freestanding tub & double vanity





## Home Features, & Systems

\*Approximate ages\*

- Built by Tamarack in 2005
  - Coventry 2 model
- Roof, asphalt shingles, 2017
- Furnace, forced air - natural gas, 2022
  - Ecobee Thermostat
- Central air conditioning, 2021
- Municipal city water
- Double attached garage with interior access
- Windows, original
- Natural gas fireplace
- 9ft ceilings on main level
- Huge walkthrough butler's pantry
- Hot Water Heater - owned, 2022

## Improvements & Upgrades

\*Approximate ages\*

- Total home design renovation 2020-2022
  - Kitchen
    - complete kitchen remodel
  - Bathrooms
    - all bathrooms renovated
  - Flooring
    - Engineered hardwood, carpet, tile & laminate flooring
  - Plumbing fixtures
    - toilets, sinks, faucets, tubs
  - Light fixtures
  - Staircase railing & spindles
  - Bookshelves in the living room
  - Painting
  - Furnace & A/C
  - Hot water heater





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

**Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

Royal LePage • Carling  
613 • 725 • 1171  
1723 Carling Avenue  
Ottawa, ON, K2A 1C8



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.

