

### For Sale

## 109 Priam Way

9	Westcliffe Estates
A	3
<u>~</u>	2
	35.28 ' x 100 '
(P)	2

One of a kind single family home - beautiful mix of retro character & tasteful updates + steps from endless network of Greenbelt trails offering year-round outdoor enjoyment! Charming large front deck welcomes you into this stylish home with terracotta tile, warm hardwood & arched door frames. Formal dining room is set prominently off foyer & updated walk-through kitchen boasting tons of open space, soft wood cabinetry set against contrasting dark & butcherblock counters, large farmhouse sink with gooseneck faucet and overhang seating perfect for quick meals and homework space! Relaxing living room anchored by statement asymmetric fireplace, built in shelving & large bright windows. Spacious primary suite hosts renovated cheater ensuite bath adorned with cedar ceiling & spaworthy glass walk in shower. 2 additional generously sized bedrooms on second level. Fully finished basement features great recreation space, workshop & finished laundry room. Private backyard is a retreat with mature garden, low maintenance landscaping, multi-level deck with gazebo & privacy panels + auxiliary building!



#### **Inclusions**

- Kitchen appliances: refrigerator (1996), induction cooktop (2021), oven (2021), hoodfan, dishwasher (2014), freezer
- Washer (2009), dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, storage shed (2007), BBQ, hot water heater (age unknown)

#### **Approximate Utility Costs**

- Electricity (Hydro Ottawa): \$267/month
- Water/wastewater: \$75/Month
- Property taxes: \$3,600/2023



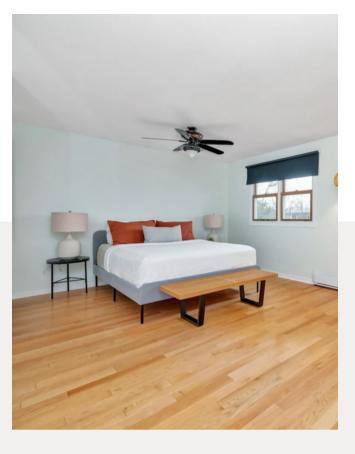


### Single-Family Home

- · One of a kind single family home
- Beautiful mix of retro character & tasteful updates
- Charming large front deck perfect place to enjoy a morning coffee
- Double front doors with tinted glass window accents
- Stylish home with terracotta tile, soft white walls, wood details & arched door frames
- Warm hardwood flooring on first & most of second floor
- · Private backyard is a true zen retreat
  - Mature gardens
  - Low maintenance landscaping
  - Multi-level deck with gazebo & privacy panels
  - Auxiliary building with own separate deck
     ideal for home office, studio, gym or hang out space!

# *Retro*Style

- Dining room is set prominently off foyer
- · Updated walk-through kitchen
  - Tons of open space
  - Soft cabinetry
  - Contrasting dark & butcherblock counters
  - Large farmhouse sink with gooseneck faucet
  - Upgraded stainless steel Bosch dishwasher, glass hood fan, oven + Kenmore Elite Induction Cooktop
  - Overhang seating perfect for quick meals and homework space
- Tucked quietly at the back of the home is relaxing living room anchored by statement asymmetric fireplace, built in shelving & large bright windows
- Upstairs, spacious primary suite hosts renovated cheater ensuite bathroom adorned with a cedar ceiling & spa-worthily glass walk in shower with massage/rain head
- PLUS 2 additional generously sized bedrooms on second level
- Fully finished basement
  - Great recreation space
  - Workshop area
  - Finished laundry room







## Improvements Upgrades

\*Approximate ages\*

- Interior:
  - · Large living room window
  - Fully painted throughout
  - Full kitchen remodel & renovation 2019
    - New: cabinets, countertops, window and light fixture installed
    - New appliances
  - Upstairs bathroom renovation 2023
    - Walk in shower, cedar ceiling, light fixture & floor tiles installed
  - Carpet on stairs & 3rd bedroom, 2022
- Exterior:
  - New insulation
    - Under cedar shakes on front of house, under the roofline on sides of house, & in upstairs bathroom
  - Large deck
  - Shed upgraded to use as a hangout & storage
  - Front entrance deck & latticed fence
  - Shrubs planted

## Home Features, & Systems

\*Approximate ages\*

- Home built in 1975
- Roof, asphalt shingles, 2007
  - Inspected in November 2023 (loose shingles replaced - condition reported as good)
- Electric baseboard heating
- · Window air conditioning unit
- Municipal city water
- Wood burning fireplace
  - Cleaned spring, 2023
- Windows & Doors, 2007
  - Larger living room window, 2014



Are you ready to make this house your home?

### **Natalie McGuire**

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