




For Sale

109 Priam Way

 Westcliffe Estates

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 35.28 ' x 100 '

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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 & spa-worthy 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!

Westcliffe Estates

Quite neighbourhood filled with plenty of parks, including one steps away + good schools nearby. Walking distance to Robertson Rd for shopping, dining & necessities! Steps from endless network of Greenbelt trails offering year-round outdoor enjoyment. Great commute – minutes to HWY 416/417 & well connected with transit.



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

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

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



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