





For Sale

42 Oxalis Crescent

 **Abbottsville Crossing**

 **4 + 1**

 **5**

 **Premium pie-shaped lot**

 **4**

One-of-a-kind home loaded with designer appeal and upgrades both inside & out. Exceptional property truly shows better than a model home, showcasing high-end finishes in each space. Designed to reveal calm, muted and warm interior colour palette paired the wide plank hardwood flooring, brightness of natural sunlight beaming in throughout its many windows, and modern, tall ceilings – all to provide a exquisitely fresh, high-end, and peaceful atmosphere.

Welcoming front foyer guides through formal living & dining room settings, highlighting tray ceilings and large windows with west-facing views. Large open concept great room has impressive, coffered ceiling detailing and cozy gas fireplace, overlooked by dream kitchen.

Second level is spacious and roomy. Central loft connects four large bedrooms each equipped with private access to bathrooms, and hosts a same floor laundry room.

Professionally finished basement adds a full third level to enjoy with its remarkable functionality and outstanding workmanship. Ideal for an in-law suite with its full bathroom & kitchenette.

Family-Oriented Community

Desirable location offers a variety of parks & walking paths, Trans Canada Trail, nearby schools, retail & amenities - all within walking distance. Quick access to both 416 Hwy & 417 Hwy and within close proximity to Transit options.



Inclusions

- Kitchen refrigerator - French door with bottom pull freezer and exterior water & ice dispenser
- Gas cooktop
- Wall oven & microwave
- Sleek hood range
- Quiet dishwasher with hidden control panel
- Beverage bar refrigerator
- Basement refrigerator
- Washer & dryer
- All light fixtures
- Window coverings
- Bathroom mirrors
- Built-in shelving affixed to walls
- Automatic garage door opener & remote
- PROSLAT panels in garage
- Backyard storage shed

Exclusion

- Google cameras (two interior)

Approximate Utility Costs

- Natural Gas \$138/month
- Electricity: \$141/month
- Water/wastewater: \$132/month
- Hot Water Heater, Rental (Cricket Comfort): \$53/month
- Property taxes: \$7,181/2023

Negotiable

- Self winding exterior hose bib reels (one backyard, one garage)
- Two exterior Google cameras
- Hooks & accessories inside the garage on the PROSLAT system
- Gas fireplace glass surround



Structural Features

- Tall 9' ceilings on main & second levels
- Smooth ceilings throughout
- Waffle ceiling feature with dropped coffered ceiling in family room and tray ceiling in dining room
- Layered lighting with recessed pot lighting + tasteful light fixtures
- Spacious floorplan
- Open layout with great flow
- Natural gas fireplace with wood mantel & tile surround
- Wide plank hardwood flooring on main level
- Classy, yet trendy tilework throughout entry way, mudroom, bathrooms and kitchen
- Oak staircase & railings leading to top floor
- Grand double door entry into primary bedroom retreat offering two separate closet spaces
- Spa-like ensuite highlights a freestanding tub, frameless glass enclosure walk in shower, double vanity & private water closet
- Bedroom carpeting with high-quality under-padding
- Builder upgrade: rec. room ready with deeper window and three piece bathroom rough-in
- Added second floor space in Lieu of "Open to Below" (upgrade through builder)
- Second floor laundry improvements
- Double attached garage with interior access
- Mudroom bench, cabinet, frameless mirrored slider doors



Designer Style Kitchen Upgrades

- Customized kitchen layout & design with extended cabinetry and large centre island to create a Chef's paradise
- Beautiful contrasting cream & wood cabinetry
- Added cabinetry & deep lower cabinets, extended height cabinets finished with crown moulding
- Soft close door hinges and customized storage solutions including rollout drawer pantry, Lazy Susan, pull out double bin/recycling, and pots and pans drawers
- End gables with furniture kick on kitchen island, and gables added around refrigerator
- Double basin apron undermount sink with gooseneck pull-down faucet
- High-end stainless steel appliances
- Neutral quartz countertops
- Marble backsplash
- Centre island with overhang seating
- Large eat in space set by picturesque window
- Gas line installed for future dual fuel stove



Home Features & Systems

- Built by Mattamy in 2018, Walnut model
- Roof type: asphalt shingles
- Furnace: forced air - natural gas
- Central air conditioning
 - Refilled & moved in 2020
- Municipal city water and sewer
- Hot water heater - rental
- 200 AMP panel & two GFI plugs added to back yard (2020)
- Gas meter upgrade (2021)
- Impeccable colour palette throughout
- Bathrooms - are all equipped with timeless design choices and upgrades to include:
 - Quartz countertops
 - Flooring tiles and wall surround tilework
 - Glass shower panels
 - Freestanding tub in primary ensuite
 - Elevated vanities & bank of drawers
 - Pot lights & fixtures
 - Faucets & undermount sinks
- Laundry
 - Upgraded tall upper cabinets, tilework, quartz countertop, stainless steel sink & shut off valves
- Professionally designed & finished basement (2020)
 - Surge protector, Dry Core subfloor (except carpeted areas)
 - Built-in shelving with desks
 - Potential for fifth bedroom offering large window.
 - Plenty organized storage spaces
 - Fully finished basement has undergone impressive renovation
 - Large functional recreation space
 - Rarely offered in-law suite
 - Bright & comfortable 5th bedroom
 - Stylish & functional kitchenette with full size refrigerator
 - Full bathroom with heated floors & two-person shower with bench seating



Exterior Improvements

- Backyard oasis is truly the cherry on top for this gorgeous home
- Extensive exterior landscaping remodeled to promote great use of space & outdoor living
- Incredible curb appeal courtesy of extensive exterior upgrades & landscaping
- Premium pie-shaped yard
- Quietly located on crescent
- Programmable exterior lighting
- Custom front door & garage doors
- Full interlock driveway, walkway & patios
- Irrigation system
- Designer water features
- Tiered garden beds filled with greenscape
- Installed mature trees to add to privacy
- Metal covered walk out composite deck with glass railing, built on Helical Piles
- Two stone patios
- Custom gazebo with metal roof 12 x 14
- Moody gas fire pit
- Serene water features fills automatically with irrigation system
- Programmable exterior lights (2020)
- Custom front exterior door with transoms (2018)
- Custom garage door with metal capping (2020)
- Custom front entrance posts - Deckorators Composite Pillars
- Covered walk out with composite deck with glass railing - excellent spot for family meals
- Large custom shed with metal roof 12 x 8 built on Helical Piles
- Fully fenced yard encompassing huge side yard creating plenty of green space for kids and pets to play, and potential area for inground pool.
- Eavestroughing & downspouts installed



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage

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.