



For Sale

25 Sarrazin Way



Barrhaven



3



3



35.01' x 98.52'



3

Perfectly nestled looking out onto quiet cul-de-sac in highly sought after Old Barrhaven, classic red brick single family home, lovingly updated & meticulously maintained by long time owners! Charming Tartan build offers timeless curb appeal with oversized single car garage & covered front entry leading into foyer of warm & inviting home. Extra large porcelain tiles, oak hardwood floors, recessed lighting & delicate millwork details create an elegant yet contemporary feel. Versatile open layout throughout living & dining areas anchored by cozy wood-burning fireplace. Dreamy kitchen boasts plenty of space, adorned with gleaming stone counter tops, mosaic tile backsplash, full height cabinetry with floor to ceiling pantry wall & picturesque eat in nook aside bay window. Primary suite featuring hardwood floors, accent panelling, walk in closet & ensuite bath. Two additional bedrooms & beautifully updated 2nd full bath. Bright & comfortable fully finished basement hosts large recreation room for additional living space. Backyard is a private oasis lined with mature trees obstructing from neighbouring view, fit with walk out deck that steps down to great sized fully fenced yard.



Barrhaven

Fantastic well-established family friendly neighbourhood with larger traditional lot sizes, plenty of parks & schools with limitless shopping & dining options nearby. Easy commuting – close to highway 416 & well connected with transit.

Inclusions

- Kitchen appliances: stove, refrigerator, dishwasher, hoodfan, microwave
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, storage shed

Exclusions

- Hot tub

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$125/month
- Natural Gas (Enbridge) \$137/month
- Water/wastewater: \$147/month
- Hot Water Heater, Rental (Enercare): \$29/month
- Property taxes: \$4,150/2024



Elegant Family Home

- Perfectly nestled looking out onto quiet cul-de-sac
- Classic red brick single family home
- Lovingly updated & meticulously maintained by long time owners
- Charming Tartan build offers timeless curb appeal
- Oversized single car garage
- Covered front entry leading into foyer of warm & inviting home
- Extra large porcelain tiles
- Oak hardwood floors
- Soothing colour story
- Recessed lighting
- Delicate millwork details
- Elegant yet contemporary feel
- Backyard is a true private oasis
 - Lined with mature trees obstructing from neighbouring view
 - Fit with 16x16 walk out deck
 - Great sized fully fenced yard
 - Low maintenance landscaping
 - Storage shed



Contemporary Feel

- Versatile open layout throughout living & dining areas anchored by cozy wood-burning fireplace
- Dreamy kitchen
 - Plenty of space for multiple cooks
 - Designed with both family life + entertaining in mind
 - Adorned with gleaming stone counter tops
 - Mosaic tile backsplash
 - Full height cabinetry
 - Floor to ceiling pantry wall offer ample storage
 - Upgraded stainless steel range
 - Picturesque eat in nook aside bay window
- Upstairs hosts beautifully updated 2nd full bath & great-sized bedrooms
 - Primary suite offers peaceful retreat featuring hardwood floors, accent panelling, walk in closet & ensuite bathroom
- Bright & comfortable fully finished basement
 - large recreation room for additional living space
 - carpeted flooring for added comfort



Home Features, & Systems

Approximate ages

- Built by Tartan, Delray B model, 1992
- Windows & doors, 2017
- Roof, asphalt shingles, 2008
- Furnace, forced air - natural gas
- Central air conditioning
- Wood burning fireplace
- Mix of carpet & hardwood flooring

Improvements & Upgrades

Approximate ages

- Garage Door, 2024
- Carpet, 2024
- Landscaping, 2023
 - Laneway
 - Pathway
 - Garden wall
- Deck 16 X 16, 2019
- Kitchen Renovation, 2018



**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



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.

