





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



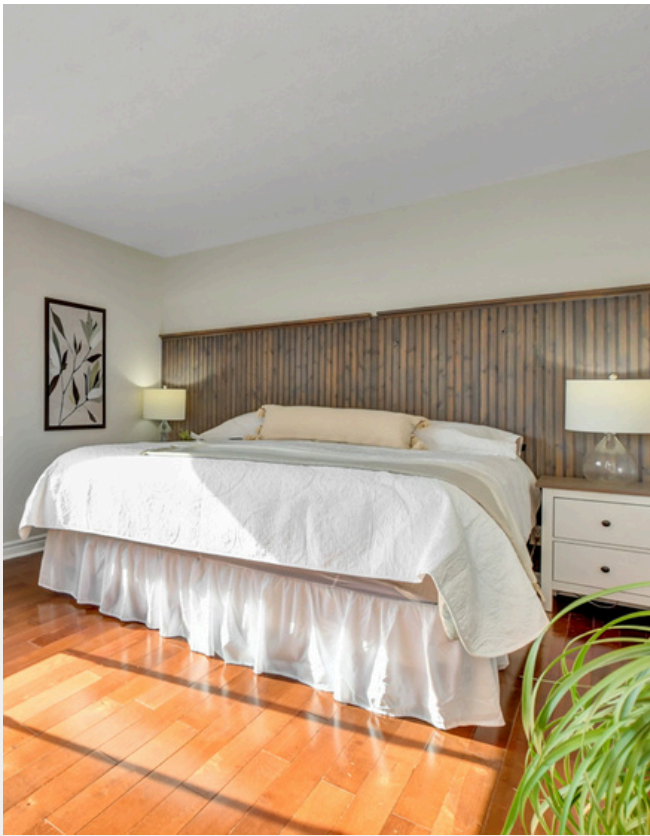
Elegant Family Home

- 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*?

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