




For Sale

5 Fable Street

 Old Barrhaven

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 35.1' x 100'

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Charming detached home in desirable Old Barrhaven boasts unique blend of contemporary style & classic warmth. Lush garden & mature foliage create lovely curb appeal. Well planned layout, modern design & original character elements – freshly painted crisp white walls, warm wood accents & white oak hardwood including staircases. Formal dining off of updated kitchen, effortlessly mixing open shelving with wood-style upper cabinetry & sleek dark lower cabinetry. Bright and sunny family room with large windows & glass patio door that flood the space with natural light. Two-storey sloped ceiling adds great vertical space & spacious feeling, complete with cozy wood burning fireplace. Primary retreat offers double closets, basin & access to cheater ensuite bathroom. Two additional well-sized bedrooms provide ample space for family or guests. Fully finished basement offers great natural light, airy recreation space & nook perfect for home office or hobby space + separate workshop & tons of storage. Sought-after large backyard offers privacy with tree coverage, manicured gardens & lush lawn - creating a perfect oasis for relaxation or entertaining.

Old Barrhaven

Beautiful mature neighbourhood with all of life's necessities minutes away – excellent parks & schools, recreation centre, endless options for shopping & dining. Well-connected to transit with bus stops at either corner, minutes from train station & nearby highway 416.



Inclusions

- Kitchen appliances: stove (2019), refrigerator (2015), dishwasher (2014), hoodfan (2022)
- Washer & dryer (2014), light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, basement freezer (2006), basement refrigerator, storage shed (as-is), storage in garage, metal storage in crawl space, portable dehumidifier

Negotiable

- BBQ, patio furniture, basement furniture: TV table, surround sound system, couch, file cabinet, desk, end table

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$100/month
- Natural Gas (Enbridge) \$113/month
- Water/wastewater: \$85/month
- Hot Water Heater (2024), Rental (Reliance): \$26/month
- Property taxes: \$3,730/2024



Beautiful Family Home

- Charming detached home
- Unique blend of contemporary style & classic warmth
- Great walkability
- Offers a vibrant lifestyle for professionals & families alike
- Lush garden & mature foliage create lovely curb appeal
- Attached single car garage with interior access
- Well planned layout
- Modern design & original character elements
- Freshly painted crisp white walls
- Warm wood accents
- White oak hardwood flooring including staircases
- Sought-after large backyard
 - Privacy with tree coverage
 - Manicured gardens
 - Lush lawn
 - Fenced on all three sides
 - Option to add future gate entrance
 - Perfect oasis for relaxation or entertaining



Contemporary Style

- Spacious foyer welcoming into home
- Walk in level features formal dining room off of kitchen
- Updated kitchen
 - Mixing open shelving with wood-style upper cabinetry & sleek dark lower cabinetry
 - Deep sink with Kohler goose neck faucet
 - Higher end appliances
 - Samsung french door refrigerator with ice maker
 - Bosch gas range
 - Bosch/Kenmore dishwasher
- Bright & sunny family room with large windows & glass patio door
 - Two-storey sloped ceiling adds great vertical space & spacious feeling
 - Complete with cozy wood burning fireplace
- Primary retreat offers double closets, basin & access to cheater ensuite bath
- Two additional well-sized bedrooms
- Bedrooms with carpeted flooring for added comfort
- Fully finished basement
 - Light & airy recreation space
 - Nook perfect for home office or hobby space
 - Separate workshop
 - Tons of storage



Home Features, Systems & Upgrades

Approximate ages

- Built by Minto, Lakewood model, 1979
- Roof, asphalt shingles, 2016
- Furnace, forced air - natural gas, 2009
- Central air conditioning, 2018
- Wood burning fireplace
 - WETT certified, 2017
- Municipal city water
- Windows, 2011
 - Front kitchen window, 1979 original
 - Large south window in basement, 2015
 - Small bedroom window, 2024
- Insulated garage door, 2024
- Main basement area renovation (2015)
 - new insulation, drywall, flooring, improved lighting, pre-wired for 5.1 surround sound with two placement options
- Roughed in plumbing and wiring in the semi-finished basement area for bathroom and/or second laundry + sink added
- Laundry room updates
 - Converted window into a door
 - Counter and sink added over washer & dryer
- Kitchen updates:
 - Lower kitchen cabinets
 - New ceiling
 - Wired for 2.1 stereo with placement options above all top cupboard corners
- Most rooms are wired with coax and cat 5e
 - smallest bedroom with 2 lines, potential home office
- OTA (Over The Air TV antenna) with amplifier
 - Consistently gets 25 -30TV channels from Canada and USA



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

Natalie McGuire

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