

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.



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

<u>Approximate Utility Costs</u>

- 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



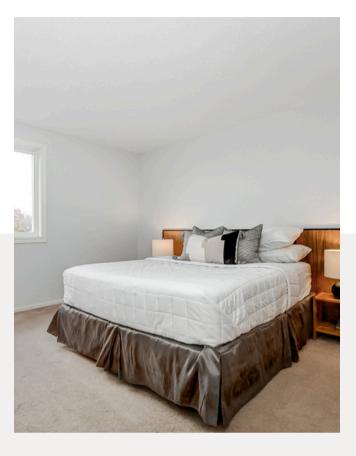


Beautiful Family Home

- · 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 semifinished 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

Sales Representative

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