





For Sale


1138 Fieldown Street

 Cambrian Heights

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 118.43 x 185.53

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Stunning custom bungalow sits on over 0.5 acre lot, beautifully landscaped in well established & highly sought after Cambrian Heights! Home is bathed in natural light, adding to its warm & inviting atmosphere. Impeccably maintained, carpet-free home, proudly built by Canci Home Corp. Well-appointed kitchen opens to family room on one end & seamlessly connects to dining and living room via glass French doors on the other. Long centre island with breakfast bar, bonus coffee station/extra pantry cupboards & sunny eat-in area with deck access. Quiet wing of bedrooms tucked off to the right features tranquil primary suite with walk in closet & gorgeously updated ensuite bathroom. Fully finished lower level is an entertainer's dream – large windows flood the space with natural light making it feel like a unified extension of the home. Organized mud room leads to oversized three car garage boasting in floor heating. Impressive backyard is perfectly set for relaxation & recreation – partially covered multi-level deck, salt water above ground pool, fire pit & storage shed. Tall hedges & mature trees provide privacy while the sprawling yard offers plenty of grassy space, for children, pets or future customization.

Cambrian Heights

Peaceful & friendly neighbourhood filled with beautiful homes & steps to picturesque walking trail. Endless shopping, dining & access to everyday necessities less than 10 minutes away in Orleans. Easy access to Hwy 174 + minutes to ferry across to QC. Phase 2 LRT coming to Trim Rd - 6 min drive, expected Fall 2025.



Inclusions

- Kitchen appliances: stove (2016), refrigerator (2016), dishwasher (2016), microwave/hood fan
- Washer & dryer (2014), all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, central built-in vacuum, automatic garage door opener & remote, above ground pool & equipment, storage shed, water treatment, hot water heater (2017)

Exclusions

- Custom fire ring, basement refrigerator & freezer, garage work bench & cupboards

Approximate Utility Costs

- Natural Gas (Enbridge): \$128/month
- Electricity (Hydro Ottawa): \$172/month
- Property taxes \$5,698/2024



Stunning Bungalow

- Custom bungalow on over 0.5 acre lot
- Beautifully landscaped
- Well established and highly sought after neighbourhood
- Home bathed in natural light from morning to evening
- Impeccably maintained and carpet-free
- Ideal open layout with distinct spaces, designed for both everyday living & elegant entertaining
- Sophisticated yet comfortable lifestyle
- Freshly painted neutral grey walls
- Medium tone hardwood floors
- Bright and welcoming separated vestibule with space to settle in
- Kitchen opens to family room on one end & seamlessly connects to dining & living room via glass French doors on the other
- Well-appointed kitchen with
 - Long centre island with breakfast bar
 - Wide double door refrigerator
 - Stainless steel appliances
 - Bonus coffee station/extra pantry cupboards
 - Sunny eat-in area with deck access



Classic Design

- Quiet wing of bedrooms tucked off to the right
 - Tranquil primary suite features walk in closet and gorgeously updated ensuite (2022) complete with stand-alone tub, glass shower & double vanity
 - Two additional bedrooms & full bathroom
- Finishing off the main level - office/den offering a private separate workplace & convenient main floor laundry
- Organized mud room leads to oversized three car garage with in floor heating & large workshop
- Fully finished lower level is an entertainer's dream
 - Large windows flood the space with natural light making it feel like an extension of the home
 - Spacious recreation room + tons of left over space for gym, games room, etc.
 - Complete with powder bath & ample storage
- Impressive backyard perfectly set for relaxation
 - Partially covered multi-level deck
 - Above ground salt-water pool with built in sunning platform
 - Fire pit
 - Storage shed
 - Tall hedges & mature trees provide privacy
 - Sprawling yard offers plenty of grassy space, for children, pets or future customization



Home Features, Systems & Updates

- Drilled well to 265'
 - located in front of home
 - pump estimated at 150'
 - at installation, the pumping rate was 10 gal/min for an hour
- Reverse Osmosis filter system
- Whirlpool water softener - owned, 2019
- Septic installed, 2002
 - Location in the backyard
 - Pumped every 3 years
 - Brazeau Sanitation, 2024
- Sump Pump, 2010
 - Located in utility room
 - Basement is dry 12 months of year
 - Pump in place as "in case"
 - No requirement for the pump since house built in 2002
 - No battery backup
- Built in 2002 by Canci Homes Corp
- Roof, asphalt shingles, 2014
- Furnace, forced air - natural gas, 2002
 - LUX Programable thermostat
- Central air conditioning, 2003
- Stucco & siding exterior
- Windows & doors, 2002
- Poured concrete foundation
- Fireplaces - natural gas x 3
- Triple attached garage with interior access & heated floors
- Hot water heater - owned, 2017
- Above ground salt-water pool
 - Replacement pool surround, liner, filter & pump, 2024
 - Salt cell, 2019



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

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