



For Sale

9 Queensline Drive



Qualicum Park



4



3



66' x 101'



6

Timeless charm, expansive lot, sweeping room sizes + unbeatable central location. Highly sought after traditional single family home in desirable Qualicum/Graham Park neighbourhood. Gorgeous curb appeal, wide front yard, beautifully landscaped, complete with oversized double garage & long driveway. Stepping inside, welcoming foyer opens into home bathed in natural light. Front facing living room features large bay window + asymmetric gas fireplace adding warmth & character. Adjacent formal dining is perfect for hosting gatherings. Thoughtfully designed kitchen, clad in wood cabinetry, corian countertops & upgraded appliances, offers ample storage, a full height pantry & convenient peninsula island. Eat in space set along beautiful wood painted patio door leading to deck perfectly sized for BBQing. Four large bedrooms including spacious primary suite with double closet & well updated ensuite bathroom. Bright & inviting fully finished basement hosts two distinct areas offering flexibility for recreation room, home gym, additional living space & more. Exceptional backyard with wide footprint, fully fenced & dotted with mature trees, a stunning private space to enjoy the outdoors.



Qualicum Park

Active community centre & lots of neighbourhood engagement. Lovely parks filled with recreation facilities & equipment, great schools & minutes to Bayshore Shopping Centre + Queensway Hospital. Quick access to HWY 417, 416 & transit connection makes commuting anywhere in the city a breeze!



Inclusions

- Kitchen appliances: refrigerator (2020), stove (2020), dishwasher (2024), microwave/hoodfan (2025)
- Washer & dryer (2020), all light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, basement shelves, automatic garage door opener & remote, central built-in vacuum, external natural gas hookup, water treatment

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$75/month
- Water/wastewater: \$50/month
- Natural Gas (Enbridge): \$100/month
- Property taxes: \$6,062/2024
- Furnace, rental (Enercare): \$95/month
- Hot water heater, rental (Enercare): \$27/month
 - The monthly rental cost for the Furnace and Hot water heater includes parts & labour coverage for repairs



Traditional Family Home

- Home exudes gorgeous curb appeal & boasts major forever home potential
- Unbeatable desirable central location
- Wide front yard & beautifully landscaped
- Oversized double car garage & long driveway
- Home is bathed in natural light
- Generous room sizes
- Neutral grey walls
- Mix of crisp white & warm wood accents
- Hardwood flooring
- Well-chosen light fixtures
- Bright & welcoming foyer with space to settle in
- Front facing living room features large bay window offering picturesque views
- Asymmetric gas fireplace adding warmth & character
- Formal dining is perfect for hosting gatherings, carved into its distinct quiet space, while maintaining seamless connection to rest of the main floor
- Separate den, ideal for home office
- Mudroom providing access to powder bathroom, garage & basement



Timeless Charm

- Thoughtfully designed kitchen
 - Wood cabinetry
 - Corian countertops
 - Upgraded appliances
 - Ample storage
 - Full height pantry
 - Convenient peninsula island
 - Eat in space set along beautiful wood painted patio door leading to deck perfectly sized for BBQing
- Four large bedrooms await upstairs
 - Spacious primary suite with double closet & well updated ensuite bath + additional full bath with separate soaker tub & standing shower
- Bright & inviting fully finished basement hosts two distinct areas offering flexibility for recreation room, home gym, additional living space & more!
- Exceptional backyard with wide footprint
 - Ample space for future customizations
 - Fully fenced & dotted with mature trees
 - Private space to enjoy the outdoors



Home Features, & Systems

Approximate ages

- Built by Teron in 1963
- Roof - asphalt shingles, 2015
- Furnace, forced air - natural gas, 2023
 - Rental with Enercare
 - Google Nest thermostat
- Central air conditioning, 2020
- Municipal city water
- Water treatment, 2001
 - serviced annually
- Brick & siding exterior
- Windows, 2005
- Doors, 2010
- Poured concrete foundation
- Fireplace - natural gas
- Double attached garage with interior access

Improvements & Upgrades

Approximate ages

- Interior
 - Kitchen renovation, 2005
 - Main bathroom renovation, 2005
 - Partial bathroom renovation, 2022
 - Front hallway renovation, 2022
 - Google Nest thermostat & doorbell, 2024
 - Interior of home repainted, 2025
- Exterior
 - Lovely gardens
 - Backyard deck, 2015
 - Garage floor resurfaced, 2022
 - Backyard fence, 2024
 - inside the back neighbour's property line
 - Driveway re-surfaced every Spring/Summer



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

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