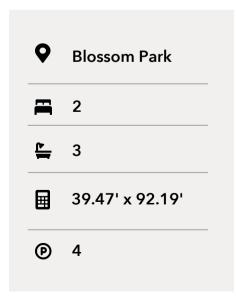
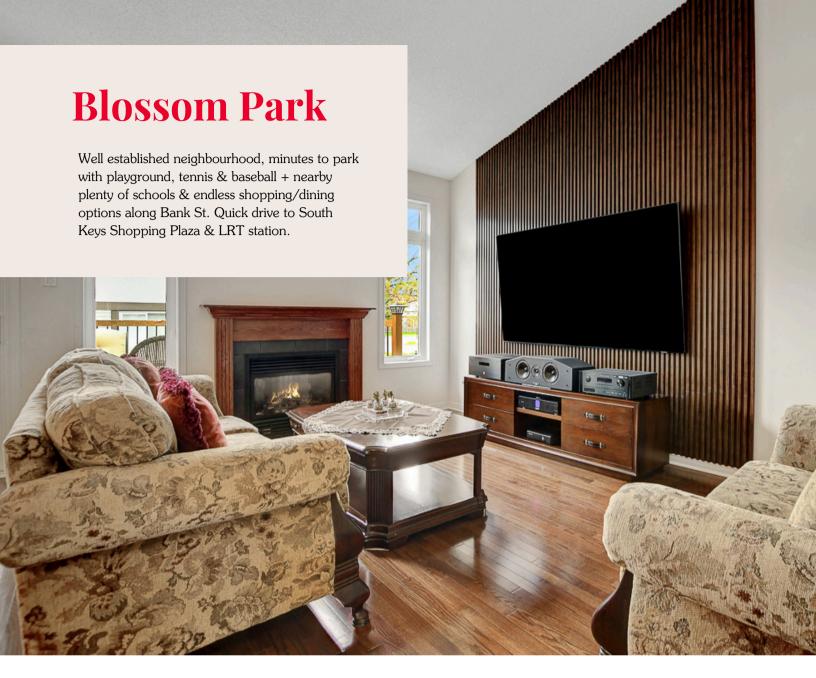


For Sale

116 Maple Key Private



Sophisticated bungalow offers ease of one-level living with bonus finished basement + low maintenance landscaping. Tiered garden & covered front porch create undeniable curb appeal, lovingly maintained interior exudes elegance - showstopping cathedral ceilings, wainscoting & crown moulding details, dark hardwood floors, crisp whites & warm tones + abundant natural light flowing in through big bright windows. Living area anchored by cozy gas fireplace & wood panel accent wall while adjacent formal dining room flows seamlessly into enclosed summer room extending livable space! Expansive kitchen boasting generous counter space, ample cabinetry & centre island with seating. Primary suite with a large window overlooking backyard, double closets & spa-like ensuite bath complete with elongated vanity & oversized glass panel shower. Second bedroom with charming bay window. Full bathroom & convenient laundry/mudroom with access to attached double garage complete main floor. Sprawling finished basement offers endless possibilities – home theater, games room, potential dry bar + finished storage nook! Den with closet & nearby powder bath makes for ideal home office or guest space. Raised back deck sized for lounging & dining + BBQ + partially fenced lower garden space.



Inclusions

- Kitchen appliances: refrigerator (2010), dishwasher (2010), microwave, hood fan
- All light fixtures, bathroom mirrors, central built-in vacuum & hoses, hot water heater, garage door opener & remote

Exclusions

 Dining room chandelier, curtain on front door, bar & bar shelving, shelving in shoe room, lights in summer room

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$146/month
- Natural Gas (Enbridge) \$75/month
- Water/wastewater: \$67/month
- Property taxes: \$5,165/2024

Negotiable

• Stove, home theatre speakers, projector & screen, leather furniture in basement





Sophisticated Bungalow

- Built by Longwood Building Corp, Laurel model
- Undeniable curb appeal
- Covered front porch & tiered garden
- Low maintenance landscaping
- · Beautifully updated
- Ease of one-level living
- Lovingly maintained interior exudes elegance
- Showstopping cathedral ceilings
- Wainscoting & crown moulding details
- · Dark hardwood floors
- Crisp whites & warm tones
- Abundant natural light flowing in through big bright windows
- Welcoming foyer with storage
- Spacious open-concept main level
- Heart of home features living area anchored by cozy gas fireplace
- On-trend wood panel accent wall ready for huge TV for unbeatable sport & movie nights
- Formal dining room flows seamlessly into enclosed summer room extending livable space outdoors

Classic Design

- Expansive kitchen designed with both function & entertaining in mind
 - Generous counter space
 - Ample cabinetry
 - Elegant backsplash
 - Double basin sink with goose neck faucet
 - Centre island with overhang seating
- Tucked quietly off to the side awaits two great sized bedrooms
 - Primary suite with a large window overlooking backyard, double closets & spalike ensuite bath complete with elongated vanity & oversized glass panel shower
 - Second bedroom with charming bay window
- Full bathroom
- Convenient laundry/mudroom with access to attached double garage
- Sprawling finished basement offers endless possibilities
- Spaces for many simultaneous uses home theater, games room, potential dry bar + finished storage nook
- Quiet den with closet & nearby powder bath makes for ideal home office or quest space
- Raised back deck sized for lounging & dining + BBQ + lower level partially fenced garden space







Association Fee Binclusions

- Fee approximately \$135/month
- Fee includes:
 - Snow removal
 - Common elements maintenance

Visitor Parking

• Visitor parking with 8 spots

Home Features, Systems & Updates

- Built in 2010
 - Longwood Building Corp, Laurel model
- Roof, asphalt shingles, 2023
- Furnace, forced air natural gas, 2010
- Central air conditioning, 2010
- · Hot water heater, owned, 2010
- Windows & doors, 2010
- Brick & stone exterior
- · Poured concrete foundation
- Natural gas fireplace
- · Double attached garage with interior access
- Hardwood, carpet, cork, linoleum & ceramic tile flooring
- Laminate counters



Are you ready to make this house your home?

Natalie McGuire

Sales Representative

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

