



For Sale

116 Maple Key Private



Blossom Park



2



3



39.47' x 92.19'



4

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.

Blossom Park

Well established neighbourhood, minutes to park with playground, tennis & baseball + nearby plenty of schools & endless shopping/dining options along Bank St. Quick drive to South Keys Shopping Plaza & LRT station.



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 & 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
- 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 guest space
- Raised back deck sized for lounging & dining + BBQ + lower level partially fenced garden space



Association Fee & Inclusions

- 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

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Carling
613 • 725 • 1171
1723 Carling Avenue
Ottawa, ON, K2A 1C8



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.

