



For Sale

25 Newgale Street



Crystal Beach



2 + 1



2



68.5' x 95'



5

Inviting bungalow in coveted Crystal Beach community combines modern functionality, room to grow and an ideal setting! Elevated proudly from the road with manicured front gardens & an oversized attached carport, home delivers stand out curb appeal with lots of parking & welcoming covered front porch. Inside - warm hardwood floors across open concept layout designed for everyday comfort & entertaining. Formal living room at front of home anchored by cozy wood fireplace, updated kitchen at back features large L-shaped island, stainless steel appliances, dark countertops & generous storage. Two bedrooms are tucked to opposite side of home creating private feeling, including spacious primary suite with massive walk-in closet room. Back staircase leads to finished basement offering huge recreation space, additional bedroom, full bathroom, kitchenette & two additional finished rooms ideal for home office, hobbies or extended family with in-law suite potential already built in. Outside, enjoy serene & private backyard framed by tall hedges, boasting large deck under gazebo with removable bug netting, plus handy storage shed.

Crystal Beach

Neighbourhood prized for central location while maintaining ability to enjoy outdoor lifestyle with ease. Minutes to Dick Bell and Andrew Haydon Parks & Britannia Beach with Nepean Sailing Club steps away. Great access to walking/cycling paths + many parks with year-round activity. Close to DND & future Moodie LRT station. Nearby Highway 417 & good transit connectivity for easy commuting.



Inclusions

- Appliances: stove (2022), refrigerator (2014), dishwasher (2023), microwave/hood fan
- Washer, dryer (2009), all light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, wet bar, small chest freezer in basement, storage shed (as-is), hot water heater

Exclusions

- Dehumidifier

Approximate Utility Costs

- Natural Gas (Enbridge): \$80/month
- Electricity (Hydro Ottawa): \$161/month
- Water/wastewater: \$75/month
- Property taxes \$5,507/2025



Inviting Bungalow

- Home combines modern functionality with room to grow in an ideal setting
- Stand out curb appeal
 - Elevated proudly from the road
 - Manicured front gardens
 - Oversized attached carport
 - Lots of parking
 - Welcoming covered front porch
- Open concept layout designed for everyday comfort & entertaining
- Warm hardwood flooring paired with cool grey tones
- Formal living room at front of home anchored by cozy wood fireplace
- Updated kitchen at back of home
 - Large L-shaped island
 - Wood-like cabinetry
 - Stainless steel appliances
 - Dark countertops
 - Generous storage
- Dining area sits just off kitchen for ease in entertaining



Classic Design

- Two bedrooms are tucked to opposite side of home creating private feeling
 - Spacious primary bedroom suite with massive walk-in closet room – converted from original 3rd bedroom
- Back staircase leads to beautifully finished basement
 - Huge recreation space
 - Additional bedroom
 - Full bathroom
 - Kitchenette
 - 2 additional finished rooms ideal for home office, hobbies or extended family with in-law suite potential already built in
- Outside, enjoy serene & private backyard
 - Framed by tall hedges
 - Large deck
 - 12x16 gazebo with removable bug netting
 - Handy storage shed



Home Features, Systems & Updates

Approximate ages

- Built in 1962
 - Minto, Glenwood 2 model
- Furnace, forced air - natural gas, 2011
- Windows, 2011
- Doors, 2011
- Roof, asphalt shingles, 2011
- Hot water heater - owned, 2011
- Fireplace - wood burning - As-Is
 - Sellers & previous owners have not used the fireplace
 - WETT certified, 2012
- Deck, 2015
- Central air conditioning, 2016
- Gazebo with bug netting, 2020
- Brick, stucco, & plaster exterior
- Poured concrete foundation
- Carport with space for 1.5 cars
- Hardwood, carpet, & vinyl flooring
- Laminate countertops

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



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

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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.

