




*For Sale*

# 323 Spreadwing Way

 Findlay Creek

 5

 5

 42.32' x 186.91'

 6

Extraordinary luxury home sitting on enormous premium yard with no immediate rear neighbours! Coveted Oliver model proudly built by EQ Homes in 2022 feels like new & loaded with upgrades. Home set on a quiet street boasts impressive outdoor space with incredibly rare deep & more private lot. Grand foyer sits under 18ft ceiling sets the tone for an expansive & refined interior. Main level flooded with natural light, enhanced by soaring 11ft+ ceilings, wide-plank engineered hardwood floors & oversized windows. Open-concept layout seamlessly connects the sprawling living room, with natural gas fireplace set under dramatic vaulted peaks, to chef-inspired kitchen & oversized dining room, perfect for entertaining. Bonus private bedroom suite tucked on main floor features its own ensuite bath. Upstairs, the primary suite is a true retreat with vaulted ceilings, ample space for a sitting area, & spa-like ensuite bath. Three additional spacious bedrooms including one with a private ensuite, added fourth full bath + well-appointed laundry room. Partially finished basement, drywalling completed, offers a blank canvas for dream recreation room & hobby space. Out back, fully fenced deep backyard, including raised garden beds & tons of wide-open area for kids & pets to play + to customize to your liking.

# Findlay Creek

Ever-growing family focused neighbourhood hosts many great parks & schools, scenic walking paths + minutes to increasing list of shopping & dining options! Nearby many golf courses, new Hard Rock entertainment space & transit connected.



## Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, hoodfan
- Light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, external natural gas hook up, central vacuum hookup, in-law suite

## Exclusions

- Chandelier in Foyer & Living Room

## Approximate Utility Costs

- Natural Gas \$70/month
- Electricity (Hydro Ottawa): \$110/month
- Water/wastewater: \$140/month
- Hot Water Heater, Enercare: \$70/month
- Property taxes: \$7238/2025





## Luxury Home

- Extraordinary home on enormous premium yard with no immediate rear neighbours
- Feels like brand new & loaded with upgrades
- Striking modern curb appeal on quiet street
  - Impressive outdoor space
  - Incredibly rare deep & more private lot
- Grand foyer sits under 18ft ceiling immediately sets the tone for an expansive & refined interior
- Main level flooded with natural sunlight
- Soaring 11ft+ ceilings
- Wide-plank engineered hardwood floors
- Oversized windows dressed with motorized blinds & California shutters
- Open-concept layout
- Sprawling living room with natural gas fireplace set under dramatic vaulted peaks
- Stylish & functional chef-inspired kitchen
  - Light wood-toned shaker style cabinetry
  - Dark island
  - Polished granite countertops
  - Undermount sink with gooseneck faucet
  - Crisp subway tile backsplash
  - High-end stainless steel appliances
  - Direct access to large pantry/mudroom
- Oversized dining room, perfect for entertaining



## Expansive Interior

- Private bedroom suite tucked on main floor features its own ensuite bath
  - Ideal for multigenerational families or frequent visitors
- Lovely & spacious upper level
  - Primary suite is a true retreat
    - Vaulted ceilings
    - Ample space for a sitting area
    - Spa-like ensuite bath boasting freestanding tub, glass shower, water closet & dual sinks
  - Three additional spacious bedrooms including one with a private ensuite bath
  - Fourth full bath
  - Well-appointed laundry room with storage & folding space for added convenience
- Partially finished basement
  - Drywalling completed
  - Offers a blank canvas for dream recreation room & hobby space
- Out back, fully fenced deep backyard is a true stand out feature
  - Raised garden beds
  - Tons of wide-open area for kids & pets to play + to customize to your liking



## Home Features, Systems, & Upgrades

\*Approximate ages\*

- Built in 2022
  - EQ Homes, The Oliver model
- Brick & siding exterior
- Roof, asphalt shingles
- Furnace, forced air - natural gas
  - Nest thermostat
- Central air conditioning
- Poured concrete foundation
- Copper wiring
- Double attached garage with interior access
- Massive lot with no direct back neighbours
- Engineered hardwood, carpet & tile flooring
- Granite countertops in kitchen & baths
- Fireplace - natural gas
- Stunning light fixtures
- High ceilings
- Motorized & remote controlled blinds
- Extra large mudroom with built-in shelving
- Built-in pull out storage & folding table in laundry room
- Partially finished basement

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*?**

**Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto: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.

