



For Sale

100 Calaveras Avenue



Longfields



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2



27.07' x 98.17'



3

Beautiful and serene semi-detached hi-ranch home offers a versatile layout and a wonderful sense of light, privacy and comfort. Turnkey and move-in ready, with lower-level offering income potential! Cheerful façade with a charming red door, covered entry & oversized single-car garage. Spacious foyer boasting impressive high ceilings & plenty of room to settle in. The main space unfolds in a bright, open-concept layout. Kitchen complete with custom maple cabinetry, under-cabinet lighting, a large centre island with seating, granite countertops & upgraded stainless steel appliances. Seamless flow into the formal dining area and adjacent living room makes for an ideal space for both entertaining and everyday life. Primary bedroom framed by a stunning cathedral ceiling and with a walk-in closet. Bright ground level family room lined with windows and a glass patio door, filling the space with natural light. Functions beautifully as an additional living area for the whole family or as a private suite, thanks to the connected generous third bedroom and full bathroom. Backyard is a peaceful retreat, professionally landscaped to create a serene, low-maintenance oasis. Fully fenced with a stone patio, water feature, cedar shed, and lush mature foliage providing plenty of privacy to help you unwind.



Longfields

Just a short walk to parks, schools, & everyday amenities, including Barrhaven's main hub at Marketplace Avenue, packed with shopping, dining, & entertainment options. Great location between both Highway 416 & Prince of Wales, well connected with transit - commuting is made simple.

Inclusions

- Kitchen appliances: refrigerator (2019), stove (2019), dishwasher (2013), hoodfan (2019)
- Washer & dryer (2018), light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls in garage, alarm system, auto garage door opener & remote, external natural gas hookup, storage shed

Approximate Utility Costs

- Natural Gas \$113/month
- Electricity (Hydro Ottawa): \$152/month
- Water/wastewater: \$80/month
- Hot Water Heater, Enercare: \$45/month
- Property taxes: \$4,342/2025



Serene Home

- Beautiful semi-detached hi-ranch
- Unique design provides the feeling of one-level living while also offering a smart setup for families with older children, roommates, or multigenerational households
- Cheerful exterior façade makes an impression
 - Charming red door
 - Covered entry
 - Oversized single-car garage
- Welcoming & spacious mid-level foyer boasting impressive high ceilings & plenty of room to settle in
- Carpet-free home
 - Hardwood floors on the main level & staircase
 - Heated wood-style porcelain tile on the lower level for year-round comfort
- The main space unfolds in a bright, open-concept layout
- Lovely kitchen anchoring the front of the home
 - Custom maple cabinetry
 - Under-cabinet lighting
 - Large centre island with seating
 - Granite countertops
 - Upgraded stainless steel appliances
- Seamless flow into the formal dining area & adjacent living room makes for an ideal space for both entertaining & everyday life



Versatile Layout

- Two bedrooms tucked quietly at back of main living level
 - Primary bedroom framed by a stunning cathedral ceiling & complete with a walk-in closet
- Renovated main bathroom features an XL walk-in shower with glass paneling & vanity with quartz countertops
- Bright ground-level family room
 - Lined with windows & a glass patio door filling the space with natural light
 - Functions beautifully as an additional living area for the whole family or as a private suite
 - Connected generous third bedroom
 - Full bathroom
- Outside, the backyard has been made into a peaceful retreat
 - Professionally landscaped to create a serene, low-maintenance oasis
 - Fully fenced
 - Stone patio
 - Water feature
 - Cedar shed
 - Lush mature foliage providing plenty of privacy to help you unwind
- Turnkey & move-in ready, with lower-level offering income potential!



Home Features, Systems, & Upgrades

Approximate ages

- Built in 2001
 - Burnaby model by Phoenix Homes
- Stone & siding exterior
- Single oversized attached garage with interior access
- Roof - asphalt shingles, 2013
- Furnace, forced air - natural gas, 2016
- Exterior concrete stairs, handrails & posts, 2016
- Central air conditioning, 2002
- Exterior doors, 2017
- Windows
 - Two windows in family room, 2014
 - Two windows in living room, 2001
 - Remaining windows, 2017
- Poured concrete foundation
- Pavers to create second exterior parking space & walkway, 2007
- Hardwood & tile flooring
 - Hardwood in primary bedroom & 2nd bedroom, 2015
 - Refinish hardwood floors in upstairs living & dining rooms, 2011
- Granite & quartz countertops
- Heated porcelain tile flooring in lower level family room, bedroom & bathroom, 2020
- Wooden stairs with oak handrails & metal spindles, 2020
- Main bathroom renovation, 2020
- 2nd bathroom vanity, sink and mirror, 2020
- Kitchen renovation, 2019
- Professionally landscaped backyard, 2015
- Extra layer of drywall in party wall (for soundproofing), 2001

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.

NATALIE MCGUIRE
HOME TEAM



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

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