

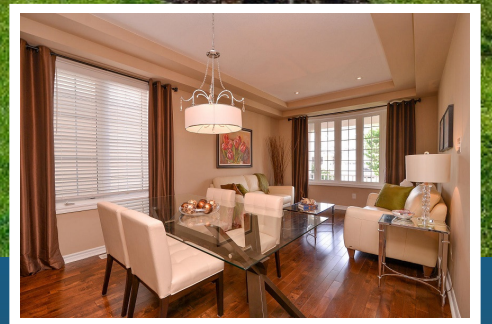


Welcome to

2175 Sunset Cove Circle

Spacious 4 bedroom home in a great community!

Asking Price: \$524,900



Presented By

RE/MAX
Affiliates
Realty Ltd, brokerage

***GEOFF & BOBBIE[†]**
MCGOWAN

*BROKER OF RECORD/OWNER
†SALESPERSON

TELEPHONE: 613.216.1755

EMAIL info@Geoff-Bobbie.com

www.ottawa-homes.ca

Room Sizes

First Level

Foyer

Living/Dining Room: 20.00 x 11.06

Kitchen: 16.00 x 18.04

Family Room: 16.04 x 16.00

Bathroom: 2 Piece

Second Level

Master Bedroom: 17.00 x 13.06

Ensuite: 4 Piece

Bedroom 2: 12.00 x 10.00

Bedroom 3: 12.00 x 10.00

Bedroom 4: 12.05 x 11.05

Bathroom: 4 Piece

Laundry

General Information

Style: 2 Storey, Detached

Bedrooms: 4

Bathrooms 3

Year Built: 2009/Approx

Taxes: \$4,778/2014

Heat: Forced air, natural gas

Fireplace: 1, natural gas

Air Conditioning: Central

Basement: Unfinished

Lot Size: 42.98 ft x 98.43 ft

Roll #: 0614120770153310000

Possession: TBA

Rental Equip: Hot Water Tank

Neighbourhood: Half Moon Bay

Inclusions: Dishwasher, Refrigerator, Stove, Washer, Dryer, Hood Fan, Auto Garage Door Opener

Features of this Home

- This lovely Mattamy built home offers fabulous landscaping leading up to a large covered front veranda with decorative pillars and a low maintenance railing.
- The foyer greets you and your guests with lots of natural light and fabulous top quality tile flooring that is set on the diagonal.
- The spacious living/dining room area is graced with quality hardwood flooring, coffered ceilings, pot lighting, and neutral colours as well as a large bow window overlooking the front yard.
- The back hall accommodates a large double coat closet with sliding mirrored doors and a handy two piece powder room. The powder room features a pedestal sink, upgraded mirror and lighting and quality ceramic tile flooring.
- Access to the spacious double garage is from the front entry hall. Note the garage offers windows in the door as well as a garage door opener.

Features of this Home

- The kitchen is fabulous with an abundance of upgraded maple cabinetry, pot lighting, glass tile backsplash, granite countertops, and a stainless steel hood fan. The kitchen also boasts a large center island with a double under mount sink and upgraded faucet. Note that the stainless steel appliances are included.
- The eating area is extremely generous and offers a built-in desk area with a granite countertop and drawers and a lovely window seat with a custom bench overlooking the backyard.
- The spacious great room is completely open to the kitchen and offers a gas fireplace with an oak mantle and flanked by two display nooks with pot lighting. There are more pot lights in the ceiling and a bay window overlooking the beautiful south facing backyard.
- Access to the backyard is through a garden door which leads to an enormous wood deck with a pergola, wrought iron pickets and built-in lighting on the posts. The yard is fully enclosed with a low maintenance PVC fence.
- Hardwood stairs with oak hand rail and pickets lead to the second level.
- At the top of the stairs you will find a split staircase and two large windows which bring plenty of natural light into the upper level gallery. This distinctive area offers a multitude of uses and provides access to the bedroom areas.
- The secondary bedrooms are well separated from the master bedroom and the entire second level offers 9 foot ceilings.
- Secondary bedroom number one boasts a half vaulted ceiling with a large lunette window overlooking the front yard as well as a double clothes closet with sliding doors and hardwood flooring.
- The other two secondary bedrooms offer top-quality neutral wall-to-wall carpeting, double clothes closets with sliding mirrored doors, ceiling light fixtures and large windows.
- The convenient upper level laundry boasts quality ceramic tile flooring and a laundry tub.
- Note the oversized linen closet in the upper hallway.
- Double entry doors provide access to the spacious master bedroom which boasts hardwood flooring, a lovely south facing bay window with a padded seat and a spacious walk-in closet.
- There are also double entry doors to the fabulous ensuite bathroom which offers quality ceramic tile flooring, an oval corner soaking tub, a large vanity, upgraded mirror and lighting, and an oversized ceramic tiled shower with a shower light and glass door.
- An open staircase leads to the lower level which is nicely divided into two distinct sections. This basement area is exceptionally well designed for future development. Note there is also roughed in plumbing for a future bathroom.
- This lovely home offers exceptional upgrades in a fantastic location on a quiet circle close to all amenities.

We would be pleased to present your offer



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