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**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

# JOAN SMITH

Broker, FRI, CMR, CRA

## THE JOAN SMITH REAL ESTATE FAMILY<sup>1</sup>.

**223 Gabbro Crescent, Richardson Ridge**

**\$989,000**



**JOAN'S Cell:**  
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<sup>1</sup> Mrs. JOAN SMITH, BROKER, WITH DAUGHTER VICTORIA SMITH, & SON-IN-LAW LUC ST-HILAIRE, ALL SALES REPRESENTATIVES.

## 223 Gabbro Crescent

Picturesque setting with a fully hedged premium lot and a lovely interlock driveway and walkway, this home is in a desirable location of Richardson Ridge.

A quality executive home built by Uniform with stunning features and hardwood floors on the first and second levels. Ceramic tile is in all the bathrooms and front foyer. An excellent layout with a main level office and a formal living and dining room. A convenient powder room and mudroom are handy and ideal for families. Extraordinary windows throughout the home allows for an abundance of natural light.

The gourmet kitchen has the latest design cabinets, quartz counters, tile backsplash and a spacious eating area. The exceptional great room has a modern fireplace and captivating two storey wall of windows that will impress you, as well as ample space for family gatherings.

The magnificent hardwood staircase leads to the second level and provides a fabulous overview of the great room. The gorgeous master bedroom has a large walk in closet and a delightful ensuite with granite counters. Three other generous bedrooms with good closet space and overhead lighting. The family bathroom boasts granite counters and a nice vanity with good storage. The laundry room is on the second level with plenty of overhead cabinets and ample storage space.

The lower level is undeveloped and is waiting for your ideas. Top schools and parks are close by.

### Notes:

- Expansive hedged premium lot
- Interlock walkway and driveway
- Hardwood floors on the first and second level and staircase
- Tile in foyer and bathrooms
- Mostly upgraded light fixtures and recessed lighting
- Five appliances and microwave hoodfan included (gas stove)
- Coffered ceiling in living and dining room
- Amazing window design throughout (all blinds included)
- Kitchen cabinets, quartz counters and white tile backsplash
- Double garden doors from great room to backyard
- Two storey ceiling in great room
- Modern gas fireplace
- Perfect location of front office for working at home
- Wall shelves in two of the 4 bedrooms included
- Fresh neutral decor with the latest colours
- Mudroom with shelves and inside access to garage
- Tremendous distinctive details
- Lower level with big windows for future development
- Modern style of this home will impress you

### Main Level

Foyer:	12'10" x 8'8"
Mud Rm:	7'9" x 4'10"
Powder Rm:	5'1" x 5'
Den:	12'6" x 5'7"
Living Rm:	15'3" x 10'11"
Dining Rm:	13'10" x 10'11"
Kitchen:	11'11" x 11'9"
Eating Area:	10'3" x 9'6"
Family Rm:	20'7" x 15'5"

### Second Level

Master Bedrm:	21'6" x 12'6"
Ensuite:	10'8" x 9'4"
Walk-in Clst:	10'8" x 7'10"
Bedroom #2:	17'10" x 11'11"
Bedroom #3:	13'6" x 13'3"
Bedroom #4:	12' x 10'11"
Fam. Bath:	9'6" x 4'11"
Laundry:	6'9" x 5'8"

### General Information

Year Built:	2013 approx.
Taxes:	\$7366 / 2018 approx.
Lot Size:	Front: 74.83' Back: 68.04' Side: 109.91' Side: 93.51'
Garage:	2 attached
Foundation:	Concrete
Heating:	Forced/air gas
Water:	Municipal
Sewer:	Connected
Fireplaces:	1-gas

### Legal Desc:

LOT 157, PLAN 4M1489 CITY OF OTTAWA

### Included

Dishwasher, fridge, stove, microwave hoodfan, washer, dryer, all light fixtures, all blinds, central-air conditioner, auto garage door opener, humidifier, air exchanger, security system.

### Rental

Tankless hot water system.

### Possession Date

To be arranged

Call

For more info...

**THE JOAN SMITH REAL ESTATE FAMILY** <sup>1.</sup>

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The information provided within has been prepared with care and is believed to be accurate, but no warranty is given, and this document is not part of any contract.

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