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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

127 Coyote Crescent, Deer Run, Stittsville

\$939,900



Mrs. Joan Smith

Broker, FRI, CMR, CRA

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2018

Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives

127 Coyote Crescent, Deer Run, Stittsville

Welcome to this beautifully maintained four-bedroom, three-bath Holitzner family home, ideally located on a quiet, tree-lined street in sought-after Deer Run, Stittsville. Set on an approximately 50' x 105' landscaped lot, this home combines thoughtful updates, spacious living areas and an exceptional backyard oasis with a pool and waterfall feature.

The inviting front exterior features a classic brick façade with stone accents, an interlock walkway and steps, front porch, perennial gardens and landscape lighting. Inside, the bright tiled foyer features a transom, sidelights and second-level windows that fill the space with natural light. A private main-floor den with a French door, tall windows and vaulted ceiling provides an ideal home office or quiet retreat.

The spacious living room offers hardwood floors, two tall windows and a convenient sightline into the foyer. The adjoining dining room, with its coffered ceiling and chandelier, is perfect for entertaining and has easy access to the kitchen. At the heart of the home, the updated kitchen opens seamlessly to the family room with vaulted ceiling. Quartz countertops, Kraus 30 inch undermount sink, subway-tile backsplash, peninsula breakfast bar, abundant cabinetry, pot drawers and a walk-in pantry provide excellent functionality and storage. Stainless steel appliances include a gas range, updated hood fan and dishwasher. The bright eating area overlooks the backyard and opens through patio doors to the south-facing outdoor living space.

The family room is a warm and welcoming gathering place, featuring a dramatic vaulted ceiling, tall windows, French oak floors and gas fireplace. The main level also includes an updated powder room, a professionally designed laundry/mudroom with excellent storage including broom/vacuum closet, stacked washer and dryer, laundry sink, double closet and garage access.

A beautiful curved staircase with maple hardwood flooring and white spindles leads to the second level. The spacious primary suite features two large windows overlooking the backyard, a generous walk-in closet and a refreshed ensuite with Roman tub, double glass shower, updated vanity, fixtures and generous linen storage. The recently installed wide plank hardwood floors compliment the generously sized bedrooms each featuring tall windows, double closets and ceiling-fan light fixtures. A bright central loft overlooks the foyer and front yard, creating a cozy reading nook, homework area or flexible family space. The main bath is steps away and has a long vanity with drawers, updated mirror and light fixture, and a combined tub and shower with tile surround. A double linen closet is near by in the hall.

The unfinished basement offers an exciting opportunity to create additional living space, with recessed lighting, electrical outlets and a rough-in for a bathroom already in place. Imagine a future recreation room, home gym, hobby area, media space or combination of uses.

Outside, the fully fenced backyard is truly the highlight of this home. The beautiful pool with waterfall feature is surrounded by a two-tier interlock patio designed for entertaining and relaxing. Mature shrubs, cedar hedging and established landscaping create a private, peaceful setting, while the south-facing yard provides wonderful outdoor enjoyment.

Lovingly maintained and thoughtfully updated, this exceptional family home is move-in ready and offers the space, flexibility and outdoor lifestyle you've been looking for. Enjoy the best of Deer Run, with parks and schools within walking distance and the shops, restaurants and amenities of Stittsville Main Street just minutes away.



For more info...

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Main Level

Foyer:	2.57x1.87m
Living room:	4.13x3.20m
Dining room:	4.28x3.67m
Kitchen:	3.64x3.42m
Eating area:	3.67x3.00m
Family room:	5.19x4.25m
Den:	3.67x2.74m
Powder room:	1.49x1.48m
Mudroom/Laundry room:	2.59x1.91m

Second Level

Primary Bedroom:	5.04x3.68m
Ensuite Bath:	3.15x2.71m
Walk-in closet:	3.13x1.25m
Bedroom:	4.31x3.40m
Bedroom:	4.31x3.38m
Bedroom:	3.71x3.12m
Bath:	3.69x1.60m
Loft:	1.83x2.44m

Lower Level

Unfinished

General Information

Year Built:	2009
Taxes:	\$6,984 / 2026
Lot Size:	50' x 104.99'
Garage:	Double Attached
Heating:	Forced Air/Natural Gas
Fireplace:	1 gas
Water:	Municipal
Sewer:	Sewer connected

Legal Desc: LOT 33, PLAN 4M1259, OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA, OVER PART 13 ON PLAN 4R-20172, AS IN OC445300.

Included: Fridge, Stove, Hood fan, Dishwasher, Washer, Dryer, All Light Fixtures, All Window Coverings, All Drapery Tracks & Rods, Central Air Conditioner, Pool equipment, Pool Heater, Garage Door Openers, Shed

Rented

Hot Water Tank

Possession Date

To be arranged

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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Highlights:

- Beautiful 4 bedroom, 3 bath Holitzner family home in Deer Run, Stittsville, with main level den, 2nd level loft space & backyard pool oasis. Quality built & thoughtful updates throughout. Walk to many parks, schools & shops on Stittsville Main Street are close by.
- Situated on a private treelined street on approx. 50' by 105' lot with wonderful front & backyard landscaping. Interlock soldier course, steps & front porch, array of perennials, lighting & sitting area.
- Fenced backyard with pool & entertaining oasis with 2 tier interlock patio, pool with waterfall, gardens & privacy cedar hedging ('26'). Pool ('11), pool liner ('26"), pool heater ('12), pool pump (approx. 3 years) & shed.
- Classic front brick façade with stone accents
- Home has been painted inside, 2018 to present
- Hardwood & tile throughout home. Updated wide plank hardwood flooring in family room ('22), second level and stairs, ('24), installed by Logs End.
- Private den near front entrance of home is a perfect home office, pretty tall windows and vaulted ceiling.
- Living room and adjoining dining room with coffered ceiling detail, great for entertaining plus handy entrance to kitchen.
- Open plan kitchen to family room with high vaulted ceiling, tall windows and gas fireplace
- Big eating area in kitchen with patio door to patio & south oriented backyard
- Kitchen has updated quartz counters ('22), Kraus 30 inch undermount sink & faucet, subway tile backsplash, peninsula with breakfast bar. Walk-in pantry. Task & recessed lighting. Updated pendant lights. All appliances included, gas stove & updated hood fan & dishwasher
- Updated powder room with vanity, mirror & light fixture
- Updated laundry room has stacked washer & dryer, newer sink & storage cabinets including vacuum/broom closet.
- Ceiling fans with lights in all bedrooms
- Roof, approx. 2009
- Furnace, approx. 2009
- Central air conditioner, approx. 2010
- Eavestrough installed
- Rented Hot water tank, approx. 2020
- Basement awaits new owner's finishing, has recessed lighting and electrical plugs already installed, plus rough-in for bathroom
- Insulated garage doors



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