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**ROYAL LEPAGE**  
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# JOAN SMITH

Broker, FRI, CMR, CRA  
**THE JOAN SMITH REAL ESTATE FAMILY**

136 James Cummings Ave, Crystal Bay, Ottawa

**\$895,000**



## MRS. JOAN SMITH

Broker, FRI, CMR, CRA

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

## 136 James Cummings Avenue, Crystal Bay, Ottawa

Enjoy the serenity and convenience of this beautiful home with four bedrooms and three baths, nestled in the charming Crystal Bay neighborhood in Ottawa's west end. Wonderful location, a short walk to the Ottawa River, Dick Bell & Andrew Haydon Parks, Nepean Sailing Club, and NCC walking paths and bike trails to downtown Ottawa. Public access to the River is on Grandview Road, just minutes away. Plus DND headquarters, the future LRT station, shops, schools, amenities & the 417 are all close by. Taking advantage of the location, this home was designed with the primary living area on the second level, providing pretty views of the treetops and river throughout the seasons on the front and back decks. There is also amazing cross breezes throughout the home. The home's design provides potential for a suite for young adults, in-laws and guests on the main level with a living area, bedroom, powder room & three season sun room. The generous-sized lot, measuring approximately 122.50' at the front and 93.43' at the back, has a south and west facing fenced back & side yard with mature trees. Fantastic for gardening & play. Recent updates include: roof, windows, furnace and central air conditioner.

Interlock walkway leads you to the convenient enclosed front porch area, handy for guests and winter months. Spacious tiled foyer has a double closet plus entry to family room through double French doors. Wonderful room with wood fireplace with brick surround and tall windows with views of the front gardens and street. Convenient access to the den or bedroom which has a double closet and window with views of the backyard. The den/bedroom also has its own access off the main hall. Completing the main level is a two piece powder room, laundry room and three season sun room as well as entry to the double car garage. The sun room is perfect for hobbies and relaxing with family and friends. Four windows and a sliding patio door provide lots of natural light, plus access to the backyard.

Hardwood staircase with tall window brings natural light into the stairwell and leads you to the second level and main living space. Living area is a good size and has a big bay window with expansive views including the Ottawa River. Fantastic room for entertaining with the adjoining dining room with chandelier and room for a buffet. A sliding patio door provides pretty views as well as access to the balcony. The balcony is a great place to enjoy a book and company. Close by is the spacious kitchen with big eating area with ceiling fan light fixture. The kitchen has many wood cabinets, stainless steel sink with window above, track lighting and a peninsula, great for storage and serving. All appliances are included. A sliding patio door provides easy access to the deck, perfect for barbecues, entertaining and enjoying sunsets. There is also stairs to the backyard.

Off the central hall to the right from the stairs are three bedrooms, all with parquet flooring, and two full baths. The primary bedroom has light neutral décor, window with views of the backyard, a walk-in closet and three piece ensuite bath with a corner shower, pedestal sink and medicine cabinet. Two more bedrooms, are each a good size and have ceiling fans with lights, double closets, tall windows and room for a dresser. The main bath with tub/shower combined has tile surround, a vanity with sink, updated mirror and light fixture and a window for natural light. Steps away is a handy linen closet.

This lovely home is ready to move into and make your own. Enjoy the large backyard for gardening, hobbies and play and the peaceful Crystal Bay community. Easy access to walking & biking trails, Ottawa River, parks, public boat access plus amenities, DND and 417 are just a few minutes away.

### Main Level

Foyer:	2.95x2.20m
Family Rm:	6.41x3.66m
Den/Bedroom	4.43x3.69m
Powder rm:	1.40x1.37m
Sunroom:	8.31x4.12m
Laundry:	2.30x1.92m
Utility:	3.10x1.19m

### Second Level

Living Rm:	5.51x4.13m
Dining Rm:	4.13x3.63m
Kitchen:	4.32x2.67m
Eating area:	4.32x2.33m
Primary bedroom:	4.17x3.64m
Ensuite bath:	1.90x1.71m
Walk-in closet:	1.91x1.81m
Bedrm:	4.73x3.12m
Bedrm:	3.49x3.42m
Main bath:	2.36x2.29

Garage:	8.12x6.08m
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### General Information

Year Built:	1977
Taxes:	\$7,335 / 2026 approx.
Lot Size:	Approx. Front 122.50', Back 93.43', Right side 103.80', Left side 100.32'

Garage:	Double attached
Heating:	Forced Air Gas
Water:	Municipal
Sewer:	Septic
Fireplace/Stove:	1 wood (in as is condition)

### Legal Desc:

PT LT 11 CON 1 OF, PT 1 4R1837 NEPEAN

### Included

Fridge, Stove, Hoodfan, Dishwasher, Washer, Dryer, All Light Fixtures, All Drapery track & rods, All Window Coverings, Central Air Conditioner, Hot Water Tank, Garage Door Openers, Shed

### Possession Date

Flexible



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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*Call* **For more info...**  
**THE JOAN SMITH REAL ESTATE FAMILY**  
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## 136 James Cummings Avenue, Crystal Bay, Ottawa

### Highlights:

- Fantastic 4 bedroom & 3 bath home nestled in the peaceful Crystal Bay neighborhood in Ottawa's west end. Wonderful location, a short walk to the Ottawa River, Dick Bell & Andrew Haydon Parks, Nepean Sailing Club & NCC trails. DND headquarters, future LRT station, public access to the River on Grandview Road, all close by. Plus minutes to shopping, amenities & the 417.
- Taking advantage of the location, the home was designed with the primary living area on the second level, providing pretty views throughout the seasons & cross breezes.
- Lot measures approx.: Front 122.50', Back 93.43', Right side 103.80', Left side 100.32'
- Beautiful south and west facing fenced back & side yard with mature trees. Fantastic for gardening & play.
- Interlock walkway, gardens and two decks. One deck/balcony on the front of the house with some river views. One deck on back of house with pretty treetop & sunset views plus room for entertaining.
- Convenient enclosed front porch area
- Potential suite for teens, in-laws and guests on main level. French doors to family room with wood fireplace (in as is condition) and views of street.
- Access to den or bedroom. Plus powder room & solarium on the same level.
- Three season sun room with vaulted ceiling on main level, tall windows and patio door access to the backyard. Great for hobbies, entertaining & relaxing.
- Second level has wonderful views of treetops, river & street from the living and dining room. Kitchen & eating area has southwestern views. 3 more bedrooms plus 2 full baths.
- Tile and parquet hardwood flooring throughout most of home. Hardwood flooring on stairs. Easycare vinyl flooring in kitchen.
- Beautiful chandelier in dining room & access to front balcony
- Excellent cross breezes on second level through two sliding patio doors and many windows.
- Windows on 2nd level, approx. 2020
- Furnace, approx. Dec. 2022
- Central Air Conditioner, 2022
- Roof, approx. 2011
- Septic system, approx. 2011
- All light fixtures and ceiling fans included
- Eavestrough installed



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