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# JOAN SMITH

THE JOAN SMITH REAL ESTATE FAMILY

Broker, FRI, CMR, CRA

18 Pentland Crescent, Beaverbrook

\$968,900



## MRS. JOAN SMITH

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Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage\*

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VICTORIA: 613-302-2157

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Since 1985



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2018

\*see award details at www.joansmith.com

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

## 18 Pentland Crescent, Beaverbrook

Lovely four bedroom, plus main level den, family home located on one of the original streets in the Beaverbrook community. This all brick home is situated on a wonderful large treed lot, approximately 70' wide by 149' deep. Interlock patio, gardens and an array of trees, including an apple tree to enjoy. Entertaining size living and dining room with stone fireplace, hardwood floors & tall windows. Kitchen has a spacious eating area opening onto the family room. Den is perfect home office with French doors and view of front yard. Handy mudroom & laundry area with 3 piece bath. Hardwood staircase takes you to the second level with four big bedrooms & two full baths. Many parks, shops and amenities, all close by. In school district for W.Erskine Johnston, Stephen Leacock, St. Gabriel, All Saints & Earl of March. Minutes to hi-tech, bus service & the 417.

Updated deck walkway leads you to the front door with inset window and tile foyer with double closet and spacious reception area with hardwood floors. Entertaining size living room with tall windows, updated recessed lighting and fireplace with stone façade and tile hearth. French pocket doors to the dining room with updated light fixture and views of the wonderful backyard. Entrance to the kitchen is close by. Kitchen has many cabinets, additional pantry and counter space. Updated tile backsplash, counters, sink and faucet plus updated stainless steel appliances. Large eating area, with modern light fixture and pretty views of backyard, opens onto the family room and back hall with mudroom area. The family room has updated hardwood flooring, decorative white beams and recessed lighting plus a built in storage cabinet. The mudroom area has an updated washer and dryer and three piece bath with double shower & pedestal sink. Doors to the backyard and double car drywalled garage with epoxy floors is handy. The den is at the front of the home and has a French pocket door to the front foyer and double French doors to the family room, making it a perfect home office, music or play room.

Hardwood staircase with oak railing and spindles takes you to the second level with four spacious bedrooms with hardwood flooring and two full baths. The primary bedroom has room for a king size bed and dressers and the three double closets with mirrors provide ample clothes storage. Updated ensuite bath has a white vanity, updated mirror & light fixture and tiled double shower with sliding glass door. There are three more good-sized bedrooms, each with double closets, big windows, hardwood floors and neutral décor. The main bath is close by and has a white vanity, medicine cabinet and combined tub and shower with updated tile surround.

The basement is unfinished, has new epoxy finished floors and awaits the new owners' plans. There is plenty of room for a home theatre, play and hobby area, plus storage. The backyard is private with cedar hedging and has an array of trees to offer shade. Deck has been recently painted and provides a great space to enjoy barbecues with family and friends!

Move-in and enjoy this beautiful family home and all the Beaverbrook neighborhood has to offer!



### Main Level

Foyer:	3.49x1.50m
Living Rm:	6.39x3.95m
Dining Rm:	3.95x3.11m
Kitchen:	3.24x2.55m
Eating area:	3.24x2.93m
Family rm:	3.94x3.35m
Den:	3.95x2.93m
Laundry/mudroom:	3.13x1.71m
3 piece bath:	2.50x1.49m

### Second Level

Primary bedrm:	6.60x3.34m
Ensuite bath:	3.12x1.49m
Bedroom:	5.99x2.92m
Bedroom:	4.76x2.93m
Bedroom:	4.14x2.93m
Bath:	3.11x1.50m

### Lower Level

Utilities & storage

### General Information

Year Built:	1965/ approx.
Taxes:	\$6050 / 2025
Lot Size:	Approx. 70'x149'
Garage:	Double attached
Heating:	Forced/Electric
Water:	Municipal
Sewer:	Connected
Fireplace:	1 wood

### Legal Desc:

LT 94, PL 786 ; CITY OF OTTAWA

### Included

Fridge, stove, hood fan, dishwasher, washer, dryer, all light fixtures, all window coverings & drapery tracks, garage door openers, Central Air Conditioner

### Rented

Hot water tank

### Possession Date

June 30, 2026 or 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.

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

Call

For more info...

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## 18 Pentland Crescent, Beaverbrook

### Highlights:

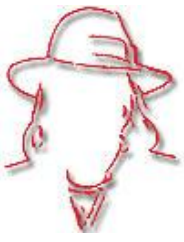
- Lovely all brick, 4 bedroom family home with 3 full baths, main floor den and wonderful big backyard with gardens, variety of trees and privacy hedging.
- Located on a quiet street in Beaverbrook with many parks, shops and amenities, all close by. In school district for W. Erskine Johnston, Stephen Leacock, St. Gabriel, All Saints & Earl of March. Minutes. to hi-tech & 417
- Wood walkway to front door
- Interlock patio in backyard with variety of trees
- Hardwood flooring in living room, dining room, family room, den, staircase and bedrooms
- Living room has wood fireplace with stone façade and tile hearth and recessed lighting
- Main floor den with French doors, great for a home office or music room
- Kitchen has many cabinets & updated counters & backsplash, sizeable eating area opening onto family room.
- All updates stainless steel appliances included. Fridge & dishwasher, 2025
- Back hall has laundry, upgraded 3 piece bath with double shower. Entry to double garage and door to backyard.
- Spacious primary bedroom with triple closet and views of backyard.
- Updated ensuite bath with long vanity and double shower
- 3 more spacious bedrooms on 2nd level, all with double closets and big windows
- Basement awaits new owners finishing, has updated epoxy floors
- Many rooms painted & updated light fixtures
- Recessed lighting added to living room & family room
- All Drapery and drapery tracks included
- Electric Furnace, approx. 2001
- Central Air Conditioner
- Roof, approx., 2015. Eavestrough installed.
- Rented Hot water tank
- Epoxy finished flooring in basement, 2025
- Garage doors painted, Epoxy finished flooring in garage, 2025



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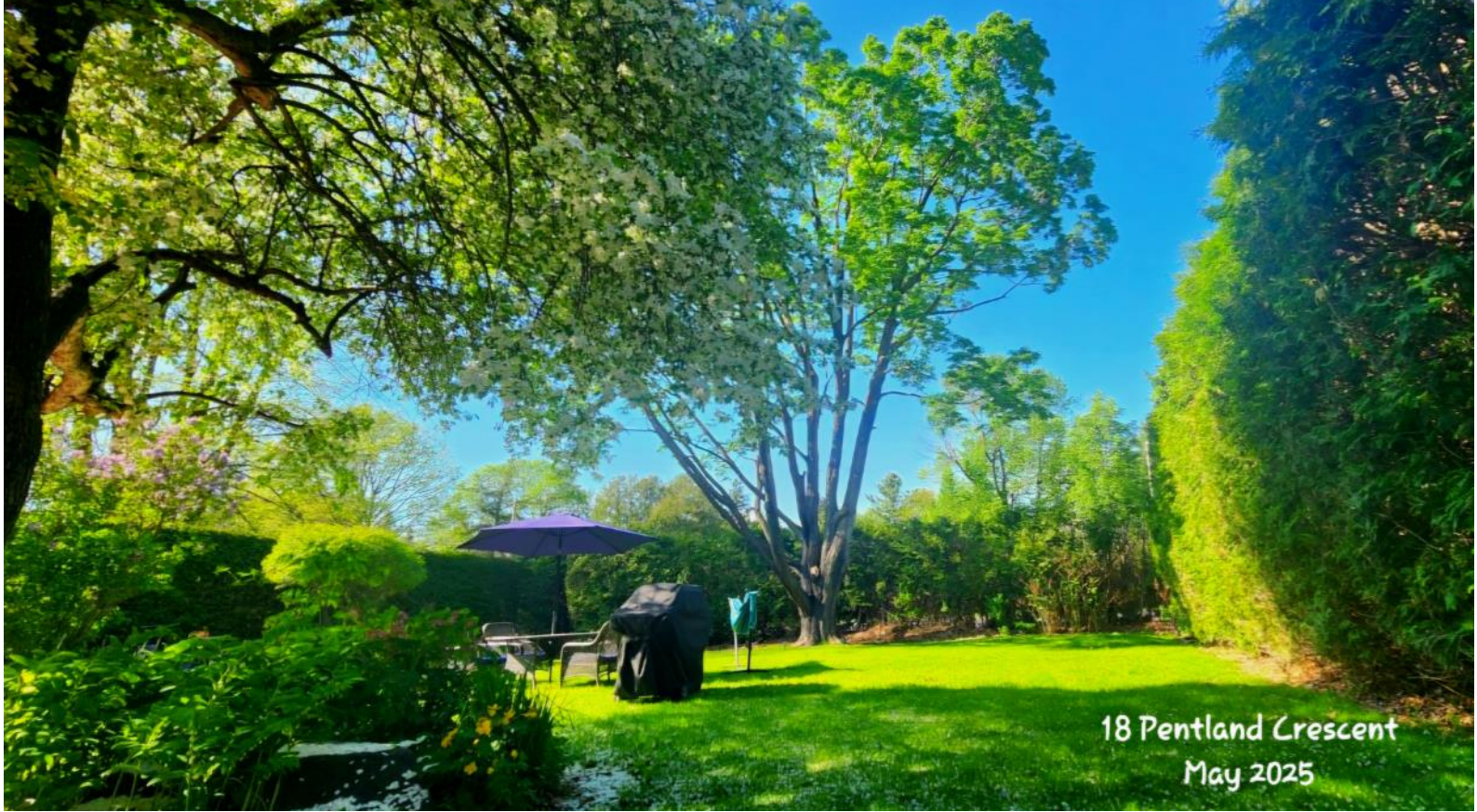
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18 Pentland Crescent  
May 2025



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