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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

214 Davy Street, Bridlewood, Kanata

\$1,083,000



Mrs. Joan Smith

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

214 Davy Street, Bridlewood, Kanata

Fantastic four bedroom, three bath family home, built by Urbandale, with beautiful gardens, lovely covered front porch & fenced backyard with pool. Many lovely features throughout this home including the kitchen with tall cabinets & pantry, hardwood & tile floors throughout, finished basement, and details such as crown moulding & updated light fixtures. Located on a private street in the Bridlewood community. Walk to several parks & elementary schools, including St Anne, Elisabeth-Bruyere and Roch Carrier. Shops on Eagleson road, bus service & 417 are minutes away.

Interlock walkway and pretty gardens welcome you to the large covered front porch with pvc railing, great space for entertaining & relaxing. Front brick façade of the house is attractive. Front door with inset window brings natural light into the spacious tiled foyer with modern chandelier and double closet. Close by is the living room with decorative columns, big picture window and crown moulding. A side window was added for extra light into the room. The dining room has room for a buffet and easy access to the kitchen. The crown moulding, updated chandelier and tall window add character to the room.

Conveniently the kitchen is steps away, perfect for entertaining. Tall wood soft close cabinets with pullouts added, pot drawers, tile backsplash, task, recessed & pendant lighting, plus a chimney style hoodfan. Peninsula with breakfast bar is handy for snacks and light meals. Counters were recently changed to quartz and the sink and faucet were also updated. Walk-in pantry is fantastic. Stainless steel appliances are included. The eating area is a good space for everyday meals. Patio door with big transom window brings natural light into the kitchen and provides easy access to the backyard. The kitchen has views into the family room which is great for supervising little ones.

The family room features a gas fireplace with wood mantel and updated quartz surround. Ceiling fan with light and tall window with views of the backyard and pool. Perfect room for movie and game nights. Completing the main level is a powder room with pedestal sink and unique wall paper. The tiled laundry and mudroom is close by and it has upgraded tall cabinets, laundry sink, window for natural light and access to the garage.

A wonderful hardwood staircase with updated chandelier leads you to the second level with four spacious bedrooms and two full baths. The primary bedroom has room for a king-size bed, night stands and a dresser. Tall windows have views of the backyard. Two closets, one walk-in closet and a double closet are handy. Ensuite bath features granite counters on the vanity with soft close drawers and two sinks, updated mirrors & light fixtures. Large deep tub, with tile surround, to relax in and a double shower with glass door. The second bedroom has a vaulted ceiling with big window and a walk-in closet. There is plenty of room for a dresser and desk. Two more good-sized bedrooms, both with overhead lights, tall windows and double closets. The main bath has a long vanity with two sets of drawers, granite counter, medicine cabinet and updated mirror and pendant lights. A combined tub and shower with tile surround completes the room.

The finished lower level with deep windows, recessed lighting and Berber carpet offers tremendous space for a home theatre, office and gym areas. There is also a large walk-in closet with deep window, handy for everyday storage. A separate room provides additional storage. A bath rough-in is available along with the utility room that has space for a workshop.

Enjoy the wonderful fenced backyard that has something for everyone! A patio for barbecues and entertaining, gardens for the green thumb and a heated pool for all! Move-in and enjoy this beautiful home and neighborhood.

Main Level

Foyer:	2.69x1.71m
Living Rm:	4.27x3.65m
Dining Rm:	3.92x3.60m
Kitchen:	3.67x3.39m
Pantry:	1.14x1.07m
Eating area:	3.46x2.78m
Family rm:	4.73x3.65m
Laundry/mudroom:	2.69x1.66m
2 piece bath:	1.51x1.41m

Second Level

Primary bedrm:	4.71x4.53m
Walk-in closet:	2.12x1.50m
Ensuite bath:	3.43x3.23m
Bedroom:	5.87x3.68m
Walk-in closet:	1.60x1.55m
Bedroom:	3.97x3.23m
Bedroom/Office:	3.57x3.48m
Bath:	3.17x1.61m

Lower Level

Rec room:	7.63x4.98m
Walk-in Closet:	3.70x2.12m
Bath rough-in:	3.73x1.93m
Utilities:	5.39x3.72m
Storage rm:	3.65x2.26m

General Information

Year Built:	2014 / approx.
Taxes:	\$6575 / 2025
Lot Size:	Approx. 44.13' x 108.55'
Garage:	Double attached
Heating:	Forced/Electric
Water:	Municipal
Sewer:	Connected
Fireplace:	1 gas

Legal Desc: LOT 71, PLAN 4M1495. SUBJECT TO AN EASEMENT IN GROSS OVER PART 93 ON PLAN 4R-27219 AS IN OC1523737. CITY OF OTTAWA

Included: Fridge, stove, hood fan, dishwasher, washer, dryer, all light fixtures, all window coverings & drapery tracks, Central Air Conditioner, Humidifier, Hepa filter, HRV, Tankless hot water system, Auto Garage Door Openers, Pool, pool pump, pool heater & accessories

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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Call **For more info...**
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Highlights:

- Fantastic 4 bedroom , 3 bath family home, built by Urbandale. Beautiful gardens, lovely covered front porch & fenced backyard with pool. Many updates throughout the home & located on a private street.
- Walk to several parks & schools. Shops on Eagleson, bus service & 417 are minutes away.
- Interlock walkway and garden beds in front yard
- Large covered front porch with pvc railing, great for entertaining & relaxing
- Fenced backyard with PVC fencing on sides
- Patio, garden beds & landscaping in backyard
- Heated ozone pool, approx. 2022. Pump updated
- Upgraded kitchen with tall wood soft close cabinets with crown moulding, pullouts added, tile backsplash, task & recessed & pendant lighting, chimney style hoodfan. Peninsula with breakfast bar.
- Stainless steel appliances including gas stove
- New quartz counter, sink & faucet in kitchen
- Gas fireplace with updated quartz surround
- Crown moulding throughout main level
- Added side window in living room
- Hardwood on main level, stairs & second level. Tile in foyer, baths & laundry/mudroom
- Speakers in ceiling on main level & in basement
- Main bath & ensuite bath upgraded with granite counters, cabinets with soft close drawers in vanity, mirrors & light fixtures. Ensuite bath has 2 sinks, large deep tub & double shower with glass door. All toilets upgraded
- Second bedroom has vaulted ceiling with large window and walk-in closet
- Updated laundry/mudroom with tall cabinets & laundry sink
- Finished basement with large rec room with deep windows, recessed lighting & ceiling speakers. Walk in closet, bath rough-in, storage closet, utilities & storage room.
- Upgraded light fixtures and ceiling fans
- Owned tankless hot water system, approx. 2023
- Furnace, approx. 2024
- Central Air Conditioner, approx. 2014
- Humidifier, HRV, Hepa Filter, approx. 2014
- Roof, approx. 2014



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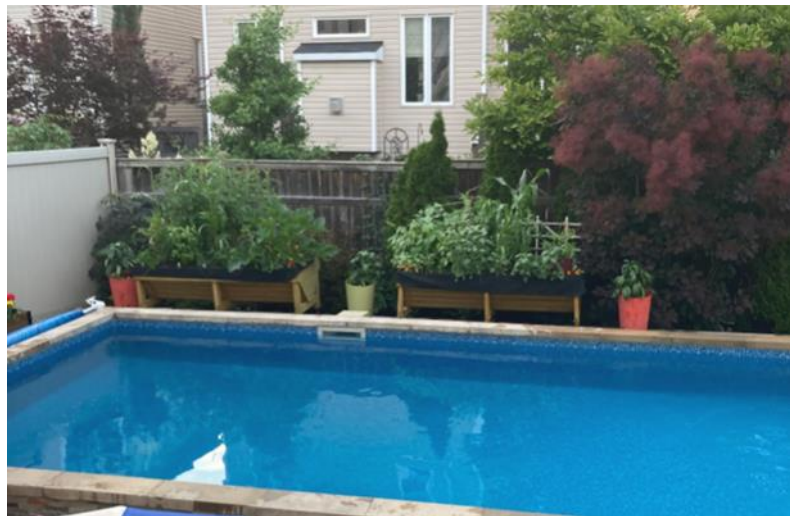
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