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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

408 Gidran Circle, Blackstone, Stittsville

\$1,218,000



MRS. JOAN SMITH

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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

408 Gidran Circle, Blackstone, Stittsville

Ready to move into, this stunning Cardel home with modern finishes is approximately 2,800 plus sq.ft. above grade & has an open plan great room & kitchen, adjoining living & dining room, main level den, all with engineered hardwood flooring, and 4 bedrooms and 3 luxurious baths. Situated on an expansive pvc fenced yard (approximately Front: 36.65', Back: 116.13', Right side: 103.25', Left side: 109.48'), perfect for play, gardens and a pool. Enjoy the quiet circle and family friendly community of Blackstone in Stittsville. Walk to schools & several parks. Shops and amenities on Eagleson Road & Terry Fox Drive, are all close by.

The upgraded light grey brick and siding are attractive along with the front door with inset window, sidelight and transom header window. Tiled foyer has a tray ceiling and a double closet is close by, handy for guests. The living room has a vaulted ceiling and updated light fixture. The big picture window in the living room provides views of the street. Adjoining dining room has two tall windows and an updated chandelier. A butler's pantry with cabinets and quartz counters is convenient for serving and also provides access to the kitchen.

The open plan kitchen to the great room is perfect for families. It features engineered hardwood flooring, many classic white soft close cabinets, a long island with breakfast bar, granite counters, subway tiled backsplash, walk-in pantry, stainless steel appliances, and recessed lighting. Spacious eating area has a unique light fixture and big window with views of the backyard. A patio door provides access to the backyard, perfect for barbecues.

The adjoining great room has an impressive two storey ceiling with 2 sets of windows with views of the huge backyard. A gas fireplace with tile surround & white mantel adds warmth and ambience to the room. The same light engineered hardwood flooring runs throughout the room.

Completing the main level is a den with clear glass French doors and a big window with blinds. A fantastic home office, study or music room. A powder room with pedestal sink and tile flooring is close by. As well as the mudroom with plenty of storage space and entry to the double car garage.

A staircase with upgraded Berber carpet and modern oak railing stained to match the hardwood flooring leads you to the second level. The hall has a wonderful view of the great room on the main level. Close by is double door entry to the primary suite with plenty of room for a king size bed and sitting area. A triple window provides pretty views and natural light into the room. A large walk-in closet and 5-piece ensuite bath are fabulous features. The ensuite bath has a vanity with two sinks, drawers & granite counters, and a double tiled shower & deep tub. Three more good-sized bedrooms, each with double closets and overhead lights. The main bath has a tub and shower combined with tile surround, vanity with drawers and a linen closet. A tiled laundry room with washer & dryer included is handy.

The basement awaits the new owners ideas and finishing. There is plenty of room for a home theatre, gym and play areas plus utilities and storage. There are two deep windows that bring in natural light. A bath rough-in is available.

Move-in and enjoy this beautiful home and wonderful neighborhood. With its spacious open design, modern finishes, expansive backyard and excellent location, its ready for the next family to make their own.



Call

For more info...

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Main Level

Foyer:	2.811x1.735m
Living Rm:	3.534x3.423m
Dining Rm:	3.713x3.415m
Kitchen:	4.782x3.019m
Butler pantry:	1.594x1.1m
Breakfast:	4.949x3.027m
Family Rm:	5.185x3.942m
Den:	3.538x3.188m
Powder rm:	1.505x1.427m
Mudroom:	2.504x1.909m

Second Level

Primary bedrm:	5.392x3.959m
Ensuite bath:	3.475x3.286m
Walk-in closet:	2.785x1.66m
Bedroom 2:	3.822x3.3m
Bedroom 3:	3.479x3.184m
Bedroom 4:	3.337x3.44m
Bath:	3.444x1.543m
Laundry rm:	2.696x1.791m

Lower Level

Unfinished

General Information

Year Built:	2022 / approx.
Taxes:	\$7,594/ 2025
Lot Size:	Approx.
Front:36.65', Back:116.13', Right side: 103.25', Left side: 109.48'	
Garage:	Double attached
Heating:	Forced/Air Gas
Water:	Municipal
Sewer:	Connected
Fireplace:	1 gas

Legal Desc:

LOT 259, PLAN 4M1637 CITY OF OTTAWA

Included

Fridge, Stove, Hoodfan, Dish-washer, Microwave, Washer, Dryer, All Light fixtures, All Blinds, All Drapery Rods & Tracks, Auto Garage Door Opener, HRV, Humidifer, Central Air Conditioner.

Rented: On demand Hot water system

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:

- Ready to move into, this stunning Cardel home with modern finishes is approx. 2800 plus sq.ft. above grade & has an open plan great room & kitchen, adjoining living & dining room, main level den, 4 bedrooms & 3 baths
- Expansive pvc fenced yard, approximately Front:36.65', Back:116.13', Right side: 103.25', Left side: 109.48'
- Located on a quiet street in family friendly community of Blackstone in Stittsville. Walk to schools & several parks. Shops and amenities on Eagleson Road & Terry Fox Drive, all close by
- Upgraded exterior brick
- Hardwood & tile flooring throughout the main level
- Spacious living room with vaulted ceiling and adjoining dining room with tall windows & chandelier
- Deslaurier Kitchen has many classic upgraded tall-white soft close cabinets, additional drawers, long island with breakfast bar, quartz counters, subway tiled backsplash, walk-in pantry, stainless steel appliances, recessed lighting plus a butler's pantry with extra cabinets & counter space.
- Great room has a 2 Storey ceiling with 2 sets of windows with views of backyard and has a gas fire-place with tile surround & mantel, recessed lighting & 2 wall sconces. Plug added above fireplace.
- Main level den with French doors & blinds on the window
- 2nd level hall with wonderful view of great room and backyard
- Primary bedroom has room for a king size bed & sitting area, a walk-in closet, an ensuite bath with-upgraded vanity with 2 sinks & faucet, drawers & quartz counters, double tiled shower & deep tub
- Main bath has upgraded cabinets & laminate counter
- 2nd level laundry room is tiled & included with washer & dryer
- Upgraded light fixtures in living, dining room & kitchen. Sconces in great room.
- Smooth ceilings throughout
- Blinds installed in den, and all bedrooms
- Eavestrough installed & insulated garage doors



Table virtually staged

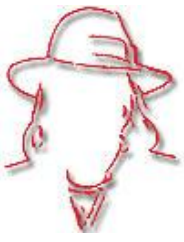


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