

54 Abaca Way, Stittsville

\$329,900

This impeccable 3+ 1 bedroom home built by Valecraft Homes is located on a winding crescent in the popular Timbermere neighbourhood close to community amenities. Many appealing features include an open concept main level, very functional design, large windows and quality flooring throughout. The oak eat-in kitchen offers a moveable work island and highly desirable walk-in pantry. The coveted main level family room and laundry facilities enhance the appeal and value of this very comfortable home. A fully fenced backyard with 2-level deck built in 2005 and oversized garden shed offers a private retreat.

Note these additional details :

- This 4 year old home is immaculate and ready to move in. All neutral décor makes it easy to settle in without the need to repaint.
- Brick walkway and landscaped grounds lead to the covered entry.
- Excellent room sizes from the combined living and dining space to the spacious hallway area around the family room and kitchen to the laundry/mud room.
- Family room with large window overlooking the backyard has gleaming hardwood floor and a gas fireplace with attractive tile surround
- Two piece bath ideally situated near the family centre.
- Upstairs, three great bedrooms provide lots of space for the growing family. There is a four piece family bathroom and a luxurious ensuite bathroom for the parents.
- Ensuite bath with ceramic tiled flooring has a corner tub and a separate shower stall with seat.
- To complete this charming package, there is a fully developed basement with 4th bedroom, recreation room, full bathroom, hobby room and separate space for storage/utility. Deep storage under the stairs.

for a photo tour, visit....

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Main Level

Living	13' 0" x 11' 8"
Dining	11' 8" x 10' 6"
Family Room	17' 0" x 11' 0"
Kitchen	12' 6" x 9' 2"
Eating area	10' 0" x 10' 0"
Laundry/ Mud Room	
Bathroom	2 piece

Second Level

Master Bedroom	16' 0" x 12' 0"
Ensuite Bathroom	4 piece
Bedroom #2	12' 0 x 11' 9"
Bedroom #3	11' 6" x 10' 0"
Main Bathroom	4 piece

Basement

Rec Room	16' 0" x 12' 0"
Hobby Room	12' 0" x 10' 0"
Bedroom #4	13' 0" x 12' 0"
Bathroom	4 piece
Storage/Utility	

General

Year Built	2003
Legal:	Plan 4M-1159, Lot 123
2007 Taxes	\$3544
Garage	2 car attached
Lot Size	45.60 x 98.43 ft
Heating	Forced Air Nat Gas
Central Air	Yes

Inclusions: Dishwasher, central vacuum and attachments, all installed light fixtures and ceiling fans and 2 remote controls, all window treatments as installed, auto garage door opener and 2 remote controls, all attached shelving, storage shed.

Rented: Hot Water Heater

Possession: Immediate

for more info, call ...

Bernice Bartlett

Sales and Buyer Representative

(613) 592-6400