

14 CINNABAR WAY

\$387,500

This great custom 4+1 bedroom home is located in the desirable Granite Ridge neighbourhood within walking distance to elementary and high schools, Goulbourn Recreation Center and the Trans Canada Trail. Premium location, many special features and attention to detail make this home an attractive and pleasant property. This home backs on the Granite Ridge Retirement Facility with substantial green space between the two properties.

- ◆ Great curb appeal with brick front elevation, windowed entrance and brick bordered driveway and walk way
- ◆ Nine foot ceilings, rounded corners and extensive wainscoting throughout the main level. Niches add the appeal
- ◆ Hardwood in the dining/living area, ceramic flooring in the eat-in kitchen, hallway, mud/laundry room and bathroom. Berber style carpet in the main level family room. Upper level has hardwood in the hallway, ceramic in the bathrooms and carpet in the 4 bedrooms
- ◆ Bright south-facing eat-in kitchen has abundant light-toned cabinetry and a desirable walk-in pantry. Lots of counter space with ceramic backsplash, work island and raised breakfast bar. The spacious eat-in area is open to the family room and has double terrace doors to the backyard
- ◆ Spacious main level family room features a built-in entertainment niche and elegant mantled natural gas fireplace.
- ◆ The mud/ laundry room has white cabinetry, additional solid pine coat rack with compartmentalized storage, coat closet with shelving and direct access to the side yard and the attached two car garage. The large 2 piece bathroom is ideally placed off this hallway.
- ◆ Spacious foyer has decorative ceramic floor, oak accented stairway and lighted art niche. Closet is around the corner
- ◆ The large dining room with vaulted ceiling and arched window is located at the front of the home. Easily used as a combined living and dining area or whatever is deemed suitable by the new owner
- ◆ Luxurious master bedroom has His and Her closets and a spacious 3-piece ensuite bathroom featuring a large ceramic encased whirlpool tub plus a linen closet. Seller understands that plumbing is roughed-in for a future shower head over tub area and requires minor work to install.
- ◆ Three additional bedrooms with good closet space
- ◆ There is a 4-piece family bathroom with an extra linen closet
- ◆ Professionally finished basement area greatly expands the available space comprising a rec room wired for surround sound, bedroom and oversized office. A 3-piece bathroom is directly accessible from both the bedroom and the office. Large windows and rounded corners add to the appeal.
- ◆ This home has tinted windows on both levels for better energy efficiency and privacy professionally installed on all south facing windows. Samples of tinted product in Information Booklet left in the home
- ◆ Excellent home with custom details located in one of the preferred communities of Stittsville.

Main Level

Family Room	17'9" x 12'5"
Dining/Living	20'10" x 10'11"
Kitchen	16' x 11'
Eating area	12'4" x 11'
Bathroom	2 piece
Laundry	

Second Level

Master Bedroom	14'8" x 14'2"
Ensuite Bathroom	3 piece
Bedroom #2	11'7" x 11'3"
Bedroom #3	10'10" x 10'6"
Bedroom #4	10'8" x 9'6"
Family Bathroom	4 piece

Basement

Recreation Room	20'4" x 12'6"
Bedroom #5	18'10" x 11'10"
Ensuite Bathroom	3 Piece
Office	21' x 11'5"
Storage/Utility	

General Information

Year Built	2000
Legal:	Plan 4M-1084 Lot 18
2007 Taxes	\$3,512
Garage	2 car attached
Lot Size	51.77 ft x 111.94 ft
Heating	Forced Air Nat Gas
Central Air	Yes

Inclusions:

Dishwasher, fridge, stove, automatic garage door opener and 1 remote, alarm system, all light fixtures, all window treatments and hardware.

Rented: Hot Water Tank

Possession: TBA.

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