

\$850,000.00

Bridlewood Neighbourhood



Welcome to
148 Springwater Drive



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A stunning detached home with 4 bedrooms, 4 bathrooms, in a **quiet family-friendly neighborhood** with lots of **greenery** (mature trees & next to Greenbelt, walk/bike to Trans-canada trails). The luscious spruce and the ornamental pear trees located in the front of the home offer privacy.

This home with a functional floor plan with abundance of **natural light**, has a fully **upgraded Kitchen** with soft-close cabinetry, SS appliances, a gas range and butler/bar center with upper cabinets! The main level offers formal living room & large dining room with gleaming **cherry hardwood flooring** and the family room that provides a comfortable setting to relax by the wood-burning fireplace. Eating area has patio-door access to a **fully fenced yard** (hedges to 1 side) with a **paved patio**.

Upper level has **4 spacious bedrooms** and a full bathroom. Primary suite has a WIC and spa-inspired ensuite bath.

Basement is finished with a professionally built **unique soundproof music room**, **spacious recreation room** + 2 piece bath and an **organized storage space** that will impress the neat freak in you. Walking distance to W.O. Mitchell School & parks/trails. Close to shopping (Superstore/Metro/Walmart/restaurants).



Premium Features

- Rare to find Coscan Sandwell Model
- Kitchen updated by Laurysen Kitchen, is complete with granite counters, top of the line SS appliances
- Hardwood, Tiles and Carpets, all matching with paint
- 4 Bedrooms, 4 bathrooms: one 4-piece, one 3-piece, two 2-piece bathrooms
- Granite Island and counter tops; matching back-splash
- Large spacious mudroom / laundry room at the main level
- Professionally finished lower level with a soundproof theater/music room (double wall and double door construction. Walls and ceiling are two layers of heavy gauge drywall hung on Resilient Sound Isolation Clips and resilient channel, treated with acoustical sealant and packed with Safe and Sound insulation.)
- Private backyard with mature hedges and wood fencing, adding to the ambiance of outdoor dining on the patio.
- Ecobee thermostat
- Provision to install centralized vacuum cleaner
- Custom veg garden trellis
- Rainwater barrel
- Aerobin Composter

Year details

2023: Powder room vanity, kitchen faucet, stairs carpet, 2021: Rainwater harvesting, a/c evaporator, 2018: New 1/2-HP Chain Drive Garage Door Opener with remotes & keypad, 2017: Roof shingles, Bay window vinyl, fresh paint, 2015: dishwasher, 2013: Main & en suite bath: custom vanities with granite counters, LG washer/dryer, 2012: furnace, central air conditioner, interlock walkway and rear patio, 2011: kitchen remodel including appliances, 2010: cherry hardwood, 2008: professionally done basement

- Bedrooms: - 4
Bathrooms: - 3.5
Parking: - 4+ (2 Garage, 2+ Surfaced)
Roof: - Asphalt Singles (2017)
Siding: - Brick and Vinyl
Heating: - Forced Air and Natural Gas
Fireplaces: - Wood
Air Conditioning: Central
Lot Size: - 45.93 x 101.59
Taxes: - 4,509.59 (2022)
Legal Description: PARCEL 68-1, SECTION 4M636 LT 68 PLAN 4M636 KANATA
Inclusions: - Dishwasher, Refrigerator, Stove, Washer, Dryer, Bidet, Rain-barrel, Composter
Exclusions: - None

