

2082 Kinburn Side Road

### Noteworthy Features of This Home

Close proximity to City of Ottawa civic offices, police, paramedics, daycare, NHL-sized ice pad and Stonecrest elementary school.

#### Exterior

Expansive rear deck with southern exposure

Fenced section in rear yard perfect for pets or little ones

Accent lights (15)

Easy-care Canexel siding

2.390 acre wooded lot with creek

Power to 2 posts at road

#### Interior

Bright, open concept main living area with large windows to deck and rear yard

Large primary bedroom with updated 3 piece ensuite bath

2 additional bedrooms and adjacent 4 piece bath

Main floor laundry

Extra wide staircase to lower level

Napoleon wood-burning fireplace with separate thermostat & vent to lower level

#### Updates

Furnace and air conditioner, under warranty and annual maintenance checks performed to maintain warranty (with wifi - control the temperature remotely even while on vacation) (2019)

New front door insert and hardware with Smartkey functionality

Pressure tank (2018)

Water softener (2020)

Central vac (2020)

3 Toilets replaced (2018)

Newer deck floor boards and rails

LED fixtures & dimmer switches

### **Inclusions**

Fridge

Stove

Hoodfan

Dishwasher

All custom window blinds

Central Vacuum and attachments

Washer & Dryer

Hot Water Tank

### **Exclusions**

None

### **Rental Items**

Propane tank (Superior Propane at \$99 per annum)

### **Mechanical/Technical Details**

R2000 home

H joists, non squeak floors

Double-studded walls (R32) (note

Insulation (note

Electrical panel inspected 2020

Garage is oversized 25' w x 22' d x 11.5 h (550 sq ft)