

FOR SALE



Wright
The **Team**

6330DeerValley.com

6330 Deer Valley Crescent

🏠 6 BEDS | 🛁 5 BATHS



GREELY

Positioned on a 2.05-acre lot in the family-oriented neighbourhood of Greely's Creekside Estates. This fabulous residence offers the benefits of multi-generational living without any compromise to privacy. Offering two custom homes in one, the best of both worlds is extended with a two-storey family home and a one-level in-law suite, both benefiting from a finished lower-level area.

Step into the main residence, where you are greeted with a thoughtful, inviting interior that is filled with natural light. Beautifully designed, there is a main level office, four spacious bedrooms, and three bathrooms. Details include a neutral colour pallet, hardwood floors, a living room with a linear natural gas fireplace, and a gourmet kitchen equipped with solid wood cabinetry and granite countertops.

The in-law suite offers the same quality finishes, and is accessed through its own separate entrance, laundry room, basement or from the three-car garage. A self-contained space that highlights two bedrooms and two full bathrooms in the thoughtful design.

This wonderful property comes complete in the serene, tree-lined backyard. Surrounded by professionally landscaped grounds, the peaceful oasis includes an upper and lower deck, a hot tub, and an in-ground saltwater pool.

A solar power purchase agreement is in place until 2033 that generates approximately \$5,000 per year of total income.

Foyer, Dining Room and Living Room





Updates & Points to Note

- A custom-built home, constructed in 2010.
- The exterior features beautifully landscaped gardens and raised vegetable gardens.
- Heated, saltwater swimming pool (2021) - Approximately 16ft x 32ft. A pool automation system is featured to allow for control using your mobile device. Exterior uplighting is featured in the trees and around the pool.
- The backyard includes a firepit, and a storage shed equipped with electrical and gas service. A large deck is accessible from both the main residence and the in-law suite, with the in-law suite benefiting from its own screened-in balcony off the bedroom.
- The main residence features four bedrooms, with the primary bedroom detailing a 5-pc ensuite with a vanity with dual sinks, a shower, and a relaxing air-jet bathtub.
- The finished lower level includes a refreshment area with a wet bar, and a large recreation room that features speakers with surround sound.
- The property features separate furnaces and central air conditioning units, two electrical panels, and one water system.
- A washer-dryer connection is provided in the in-law suite.
- Fully insulated, oversized three-car garage. The garage doors are approximately 10ft in width, and 8ft in height. The garage is accessible to the main residence and the in-law suite.

Updates & Points to Note (continued)

- Water softener and UV light water treatment which services both the main residence and the in-law suite.
- The home is wired for a portable generator.
- RV electrical hookup (30 AMPs).
- Network CAT5 and cable wired throughout.
- LD-C-50 spray foam insulation is provided in the basement and main level rim joists.
- R22 insulation walls and headers.
- R50 blown insulation in attics.
- Sump pump with battery backup.
- Soffit outlets – ideal for holiday lights.
- Light posts at the end of the driveway with electrical outlets.
- Firepit gravel pad (2021).
- Basement kitchenette with quartz counters and a wine/beverage fridge (2021).
- Lower deck (2019).
- Main residence: main level, upstairs hallway, main bathroom, and primary bedroom flooring (2019).
- Finished basement (2016).
- Partial bath renovated (2016).
- A solar power purchase agreement is in place until 2033 that generates approximately \$5,000 year of total income.



Family Room,
Breakfast Area
and Kitchen



Kitchen, Laundry,
Primary Suite and
Ensuite



Additional
Bedrooms and
Family Room







In-law Suite's
Living Room,
Dining Room and
Kitchen





In-law Suite's
Bedroom,
Ensuite, Den
and Additional
Bedroom





Property Dimensions

Main Floor

2pc Bath: 4'10" x 4'9"
 Breakfast: 15'1" x 8'11"
 Dining: 16'2" x 15'6"
 Family: 15'1" x 12'2"
 Garage: 26'9" x 39'11"
 Kitchen: 15'1" x 11'1"
 Laundry: 15'1" x 12'11"
 Living: 17'9" x 13'11"
 Office: 8'10" x 12'5"

Lower Level

Cold Storage: 7'0" x 10'10"
 Refreshment Area: 14'6" x 11'5"
 Family: 14'6" x 13'

Second Level

5pc Bath: 7'10" x 10'5"
 Bedroom: 11'4" x 11'9"
 Bedroom: 11'8" x 10'9"
 Bedroom: 9'11" x 16'2"
 Primary: 15'1" x 14'1"
 Walk-in Closet: 5'9" x 9'4"
 5pc Ensuite: 15'1" x 12'10"

Rec Room: 17'11" x 28'2"
 Storage: 19' x 13'
 Utility: 10'3" x 14'9"

In-law Suite

Main Floor

5pc Ensuite: 7' x 15'2"
 Bedroom: 12' x 15'3"
 Kitchen: 19'1" x 16'9"
 Living: 12'2" x 15'5"
 Foyer: 6'10" x 10'6"
 Walk-in Closet: 6'8" x 15'2"

Second Level

Workshop: 20'10" x 15'11"
 4pc Bath: 4'11" x 10'5"
 Bedroom: 11'5" x 10'5"
 Den: 12'1" x 13'8"
 Storage:



Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 6

Bathrooms: 5

Neighbourhood: Greely

Lot Size: 2.05 Acres

Taxes/Year: \$8,752 / 2023

Heating: Forced Air, Natural Gas

Year Built: 2010 / Approximately

Utilities:

Approximate Hydro Expense: \$3,724 – per year

Approximate Enbridge Gas Expense: \$3,607 – per year

Inclusions:

Hot tub (2016) – in as-is condition. Gazebo. All light fixtures. All window coverings. All ceiling fans. Fridge. Freezer. Microwave drawer. Hood fan. Stove. Dishwasher. Washer. Dryer. Pedestals. Reverse Osmosis in the in-law suite. Watts UF3 filtration system in the kitchen and the basement kitchenette. Kitchenette - Beverage fridge (2021). Family room shelves. In-law suite – stove in as-is condition, dishwasher, fridge, microwave hood fan (2022), softener, UV filter. Three garage door openers. Pool equipment and heater. Chlorinator (salt). Central vacuum system. Alarm system components (all sensors, motion detectors and

control panels x4) and solar panels.

Exclusions:

Wheelchair lift in the garage. Freezer in the in-law suite workshop. Freeze dryer in the in-law suite workshop. Upper deck gazebo. Metal shelving and the workbench in the garage. Black and gray storage cabinets in the basement. Ivory curtain rod in the bedroom – to be replaced. Outside cameras. Solar blankets, reel, robot, and winter cover.

Rental Equipment:

Hot water tank - \$37.22 per month. Alarm monitoring - \$22.60 per month.

This information provided 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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