

FOR SALE



The Wright Team

6224Deermeadow.com

6224 Deermeadow Drive

3 BEDS | 4 BATHS



ORCHARD VIEW ESTATES

Welcome to this exceptional bungalow in Greely's Orchard View Estates! Nestled on a 2.08-acre lot, this custom-built home offers a premium location and a refined living space.

The interior boasts the perfect balance of open and defined spaces, featuring three bedrooms, four bathrooms, and an incredible lower level that is perfect for family and gatherings. Details include vaulted ceilings, rounded archways, hardwood floors, elegant moldings, and windows that maximize natural light. The kitchen is equipped with ample storage, floor-to-ceiling cabinets, stainless steel appliances, and a raised peninsula that is perfect for casual family meals.

Continue to the primary suite that benefits from a walk-in closet, a 5-pc ensuite, and additional access to the screened-in porch that looks onto the greenery beyond.

Outside, relax in the tranquil backyard with a screened-in porch and a patio with a fire pit. A beautiful, private atmosphere featuring a canopy of mature trees, southern exposure, and landscaped gardens that extend all around. This well-cared for property comes complete with a two-car attached garage, and an extended driveway that is perfect for leisure and hobby vehicles.

Living Room,
Dining Room
and Kitchen





Updates & Points to Note

- Set on a 2.08-acre lot.
- 2003 Custom built bungalow by Princiotta group, Joe Princiotta.
- Fully finished lower level with a large recreation room that offers a wet bar, gym, and a full bathroom with a shower. The wet bar offers additional appliances, granite counters and stools for counter seating.
- Two fireplaces are featured, one fireplace is in the living room and one fireplace is in the lower level of the home.
- 2023: Many light fixtures updated. Kitchen counters and backsplash updated. Interior painting throughout most of the home.
- Septic last pumped in November 2023.
- Furnace service maintenance performed in May 2023.
- 2023: Owned water heater. Kitchen vent fan. Generator battery.
- 2022: Water Pressure tank. Induction cook top. Washer and gas dryer.
- 2021: Rust remover tank. Dishwasher.
- 2019: Garage doors replaced.

Updates & Points to Note (continued)

- 2016: Roof shingles - 50-year warranty.
- 2014: Reverse Osmosis for the wet bar, kitchen, and refrigerator.
- 2013: Two stage high-efficiency furnace. Lower-level wet bar appliances – microwave, two bar fridges, dishwasher. 17 KW Generator with a 200 Amp auto transfer switch.
- 2012: Sprinkler system.
- 2009: Storage shed, approximately 12ft x 16ft.
- 2008: Gutter guards.
- 2007: Central air conditioner.
- 2006: Natural Gas barbeque.
- 2003: HRV, Central vacuum. Water softener. Rust remover systems. Well pump. Refrigerator. Wall oven/microwave. Warming tray. Septic system.
- Blueprints available upon request.







Rec Room, Wet Bar and Exterior



Property Dimensions

Main Floor

Foyer: 10'6" x 7'2"
Living Room: 16'1" x 23'2"
Kitchen: 12'9" x 14'10"
Breakfast Nook: 12'9" x 8'0"
Dining Room: 12'10" x 13'7"
Sitting Room: 11'5" x 5'0"
Laundry Room: 10'5" x 13'9"

Bath: 6'4" x 3'0"
Primary Bedroom: 15'3" x 14'8"
Walk-in Closet: 8'2" x 6'11"
Bath/Ensuite: 11'10" x 11'5"
Bedroom: 12'9" x 13'3"
Bedroom: 12'2" x 15'11"
Bath: 8'5" x 8'2"

Lower Level

Recreation Room: 33'9" x 25'6"
Wet Bar: 12'7" x 9'0"
Gym: 11'9" x 18'6"
Bath: 11'5" x 9'1"

Storage: 15'3" x 9'9"
Storage: 31'9" x 14'8"
Storage: 12'9" x 6'6"





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: 3

Bathrooms: 4

Property Type: Bungalow

Neighbourhood: Orchard View Estates

Lot Size: 181.31 ft x 541.40 ft (Irregular) – 2.08 Acres

Taxes/Year: \$5,823.12 / 2023

Heating: Forced Air, Natural Gas

Year Built: 2003 / Approximate

Utilities:

Approximate Hydro Expense: \$150 per month.

Approximate Enbridge Gas Expense: \$180 per month.

Inclusions:

All light fixtures. All window blinds. Curtain and curtain rods. KitchenAid fridge/freezer. Oven. Microwave

convection. Warming drawer. Dishwasher. Cook top induction. AVG bar fridge. LG washer and dryer. 24" Bar fridge x 2. Sprinkler system (Rainbird). Whirlpool dishwasher 18" in bar. Amana microwave convection. Forbes hood fan. Culligan softener, iron, sulphur, filter, R.O. Hot water tank. UV Light on furnace. HRV. Sump pump backup battery. Two garage door openers and remotes. All ceiling fans. Living room TV mount. Central vacuum and attachments. Generac 17 KW.

Kasa wi-fi wall switches (eight) – Manages schedule for the streetlamp, requires a free Kasa account. Honeywell wi-fi thermostat (requires a free Honeywell account). Sharp 80" 1080p TV. Sharp 46" 1080p TV. Sharp 40" 1080p TV. LG 42" 1080p TV. Pioneer VSX-1028 Surround receiver. Harmon Karden stereo amplifier – powering in-ceiling and the outdoor speakers. Living room TV mount. Athena 10" subwoofer.

Fluance Signature tower speakers. Fluance Elite High-definition surround speakers. Sony sound bar with Bluetooth subwoofer. REI 4 port HDMI switch. Pump Spy sump pump monitor and high-water identification (requires a free Pump Spy account). Six bar stools in the lower level. Four bar stools in the kitchen.

Outdoor Inclusions:

Shelter Logic 13ft x 20ft Heavy vinyl shelter. Blink XT2 Two Zone wi-fi 6 Camera System with 2 synch modules (requires a free Blink account). Wyze wi-fi camera system (requires a free Wyze account). Ring wi-fi camera (requires a free Ring account). Klipsh AW-400 outdoor speakers on the deck. Hose Reel.

Exclusions:

Workbench. Basement shelving. Shed shelving. Living room TV.

Rental Equipment:

None

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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