

FOR SALE



The Wright Team

322Haliburton.com

322 Haliburton Heights

4 BEDS | 3 BATHS



FERNBANK CROSSING

Set in the desirable Fernbank Crossing, this beautiful, move-in ready home offers access to Haliburton Heights Park at your doorstep, and is just moments from recreational amenities, schools, local shopping, and family-friendly activities.

The Winchester Elevation C model by Phoenix Homes welcomes you into an inviting living space that is filled with natural light. The flowing floor plan showcases a neutral colour palette, four bedrooms, three bathrooms, and a dedicated main-level office for added convenience. The kitchen is appointed with upgrades such as an extended centre island, increased cabinet height, crown mouldings, under-cabinet lighting, quartz countertops, and stainless-steel appliances. This area seamlessly flows into the family room, which is highlighted by a natural gas fireplace and views of the beautifully landscaped backyard.

Upstairs, four generously sized bedrooms are featured, including a primary bedroom with two walk-in closets and a five-piece ensuite with a dual-sink vanity and granite countertop. The second-level loft offers a versatile living space, ideal for a playroom, media room, or additional lounge area.

Outdoors, the fully fenced backyard offers an ideal retreat, featuring interlock, river rock accents, and an inground saltwater pool, perfect for relaxation or hosting guests.

Foyer, Office and
Living Room



Key Points to Note

- High ceilings with a smooth finish, complemented by upgraded window trim and baseboards are featured.
- The kitchen has been upgraded with an extended island, increased cabinet height, crown mouldings, under-cabinet lighting, and quartz countertops.
- Easy maintenance laminate and tile flooring throughout the main level of the home.
- Heated inground saltwater pool (12x24) by MCI Pools, installed in 2018.
- Fully landscaped and hardscaped backyard with river rock and interlock. A low-maintenance PVC fence is featured.
- Situated in Fernbank Crossing, this family-oriented neighbourhood offers easy access to parks, recreational facilities, shopping, and everyday essentials. Residents enjoy convenient proximity to Kanata and Stittsville amenities, with the Canadian Tire Centre just minutes away and a short commute to downtown Ottawa.



Kitchen, Family
Room and Loft







Additional
Bedroom, Baths
and Laundry





Property Dimensions

Main Floor

- Foyer – 5’7” x 13’11”
- Office – 9’11” x 9’10”
- Living/Dining Room – 11’9” x 22’3”
- Eat-in Kitchen – 15’11” x 12’8”
- Family Room – 16’11” x 12’8”
- Bathroom – 7’11” x 5’0”

Second Level

- Primary Bedroom – 16’0” x 22’6”
- W.I.C. – 5’1” x 9’0”
- W.I.C. – 10’1” x 7’1”
- Primary Bathroom – 7’11” x 13’1”
- Bedroom – 11’11” x 13’7”
- Bedroom – 15’8” x 11’11”
- Bedroom – 11’4” x 11’11”
- Loft – 17’8” x 16’6”
- Bath – 6’11” x 5’1” / 4’7” x 7’8”





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: 4

Bathrooms: 3

Property Type: Two-Storey

Neighbourhood: Fernbank Crossing

Lot Size: 42.93ft x 104.88ft

Taxes/Year: \$6,914.85/2024

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$95 per month.

Approximate Gas Expense: \$185 per month, during the winter months.

Inclusions:

All light fixtures. Blinds and drapes in the primary bedroom. Fridge/freezer. Stove. Hood fan. Dishwasher. Blinds. Garage door

opener and operators. All pool equipment. Pool shed.

Exclusions:

Freezer and fridge/freezer in the basement. Microwave. Shed on Side of house. Deck Box on Side of House. Garage ceiling racks and cabinets.

Rental Equipment:

Water heater – Enercare.

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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