



959 CALDERMILL PRIVATE | WALKER'S RIDGE





Welcome to  
959 CALDERMILL PRIVATE



## LIVING ROOM





## DINING ROOM











## KITCHEN | EATING AREA



## PRIMARY BEDROOM







## ENSUITE BATHROOM





## BEDROOMS | BATHROOM









## LOFT







LOWER LEVEL  
MEDIA ROOM | GYM







## EXTERIOR LANDSCAPING



# FLOOR PLANS

## 959 Caldermill Private, Ottawa, ON

Main Building Total Exterior Area Above Grade 1956.92 sq ft



PREPARED: 20221108

BIGUIDE

White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## 959 Caldermill Private, Ottawa, ON

1st Floor Exterior Area 591.58 sq ft  
Interior Area 795.55 sq ft  
Excluded Area 217.29 sq ft



PREPARED: 20221108

BIGUIDE

White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2nd Floor	Exterior Area 1064.84 sq ft Interior Area 964.00 sq ft Excluded Area 7.20 sq ft
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PREPARED: 2023-1-08



While regions are excluded from total floor area in GLEIS, floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Basement (Below Grade)	Exterior Area 867.81 sq ft
	Interior Area 771.82 sq ft



PREPARED: 2022-1-08



While regions are excluded from total floor area in GLEIS, floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



## DETAILS

Builder / Model:	Monarch / Greenboro
Square Footage:	1910 sq ft per Builder's Plans
Year Built:	2010 Approx.
Property Taxes:	\$4746.63 (2023)
Association Fee:	\$103.63 Per Month
Fees Include:	Private Roadway & common elements - maintenance, insurance & snow removal
Laundry:	Located on Second Floor
Storage:	Basement (2 rooms)
Parking:	Single Car Attached Garage with inside access, private driveway
Heating:	Forced Air, Natural Gas
Cooling:	Central Air Conditioning
Rented Equipment:	Hot Water Tank
Inclusions:	Refrigerator, Stove, Dishwasher, Microwave/HoodFan, Washer Dryer, Automatic Garage Door Opener & Remote(s), Second Floor Drapes, All Window covering Hardware, Custom Plantation Shutters, Alarm System Hardware.
Exclusions:	Chandeliers (Dining Room, Breakfast Area, Office Loft) Living Room Mirror Above Fireplace, Wall mounted Clock and Wall Sconces, Draperies, Decorative Panels in Primary Bedroom.

## **EXTERIOR DETAILS**

- Fully fenced garden with Trellis. Virginia creeper provides ultimate privacy. Custom stone patio.
- Landscaping by 'Skeggs Landscaping & Design' includes front walkway and rear patio design and installation.

## **FINISHES**

- Premium oak hardwood flooring installed on an angle throughout main floor.
- Cove ceiling mouldings installed throughout main floor.
- Loads of pot lighting throughout main floor and second floor with directional spots for artwork.
- Brushed nickel hardware on all entrance and passage doors.
- UV protective film on Living Room windows, patio door and window in stairwell to protect furniture and floors from fading.
- Upgraded "grey/beige" broadloom installed on staircase, bedroom, upper hallway and loft area.
- Professionally decorated and landscaped.
- Garage door opener installed.
- Convenient storage systems in garage.
- Recently upgraded kitchen with refreshed cabinetry and quartz counters installed.

## Room Dimensions & Descriptions:

(All dimensions are feet.inches x feet.inches)

### MAIN LEVEL

Entry	11'0 x 5'1	Porcelain Tile
Hallway	24'0 x 12'0	Double Clothes Closet, Door to Garage, Oak Hardwood
Powder Room	5'5 x 4'7	Porcelain Tile, Wall Mirror, Exhaust Vent, Lighting Above Sink, Pedestal Sink
2-Piece		
Living Room	18'7 x 12'11	Gas Fireplace with Marble Surround and Custom Wood Mantle, Hardwood, Pot Lights, Cove Mouldings at Ceiling, Door to Garden
Dining Room	16'1 x 10'7	Hardwood, Cove Ceiling Mouldings, Directional Pot Lights, Excludes Dining Room Light
Kitchen	11'10 x 10'1	Hardwood, Refrigerator, Gas Stove, Dishwasher, Double Sinks, Vented Micro/Hood Fan, Quartz Counters (2019), Subway Tile Backsplash, Sink, Chrome Single Lever Faucet with integrated Vegetable Sprayer
Breakfast Area	11'0 x 7'10	

### SECOND LEVEL

Stairwell		Window with Custom Blind, Oak handrails on Stairs with Oak Spindles
Primary Bedroom	17'1 x 12'9	Plantation Shutters, Wall to Wall Broadloom
Bathroom	11'8 x 5'10	Double glass shower with tiled shower enclosure, double vanity
Ensuite Bathroom		Plantation Shutters, Tile Floor
Walk-In Closet		
Bedroom #2	14'5 x 10'1	Cream Drapes, Double Clothes Closet , Wall to Wall Broadloom
Bedroom #3	13'5 x 8'6	Cream Drapes, Double Clothes Closet, Wall to Wall Broadloom
Bathroom	7'8 x 6'7	Tub/Shower, Tiled bath enclosure, Tile floor, double vanity, Wall mirror and wall sconce lighting
4-Piece		
Loft/Den	13'9 x 11'11	Drapes, Wall to Wall Broadloom, pot lighting
Laundry Room	6'7 x 5'10	Tiled floor, exhaust vented to building exterior

### LOWER LEVEL

Media Room/Gym	21'9 x 10'2	Wall to Wall Broadloom, surface mounted light fixtures
Storage Space	51'8 x 19'1	Rough-in for Bathroom, Concrete Floor
Future Bedroom	19'0 x 9'4	



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All the preceding information is believed to be accurate but not warranted.  
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