

959 CALDERMILL PRIVATE | WALKER'S RIDGE





## Welcome to 959 CALDERMILL PRIVATE



## LIVING ROOM







## DINING ROOM

















## PRIMARY BEDROOM







## ENSUITE BATHROOM





## BEDROOMS I BATHROOM

















## LOWER LEVEL MEDIA ROOM I GYM



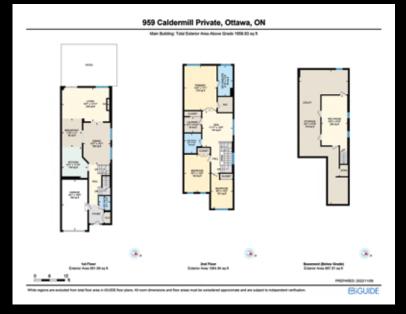








### FLOOR PLANS



#### 959 Caldermill Private, Ottawa, ON

Sat Floor - Exterior Area 991.96 og 1 Interior Area 796.56 og 1 Excluded Area 217.29 og 1





#### 959 Caldermill Private, Ottawa, ON

2nd Floor Exterior Avea 1054.94 sq 8 Interior Avea 954.69 sq 8 Excluded Avea 7.00 sq 8







White regions are excluded from total floor area in 50-500 floor plans. All noon dimensions and floor areas must be considered approximate and are excluded to independent verification.



#### 959 Caldermill Private, Ottawa, ON

Basement (Below Grade) - Exterior Area 867.81 og 1. Interior Area 771.82 og 1







**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 LEVE		Г
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Entry	11'0 x 5'1	Porcelain Tile
Hallway	24'0 x 12'0	Double Clothes Closet, Door to Garage, Oak Hardwood
Powder Room 2-Piece	5'5 x 4'7	Porcelain Tile, Wall Mirror, Exhaust Vent, Lighting Above Sink, Pedestal Sink
Living Room	18'7 x 12'11	Gas Fireplace with Marble Surround and Custom Wood Mantle,
LIVING HOOM	107 X 1211	Hardwood, Pot Lights, Cove Mouldings at Ceiling, Door to Garden
Dining Room	16'1 x 10'7	Hardwood, Cove Ceiling Mouldings, Directional Pot Lights,
Birining Moonin	101 % 107	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 Ensuite Bathroom Walk-In Closet	11'8 x 5'10	Double glass shower with tiled shower enclosure, double vanity Plantation Shutters, Tile Floor
Bedroom #2 Bedroom #3	14'5 x 10'1 13'5 x 8'6	Cream Drapes, Double Clothes Closet, Wall to Wall Broadloom Cream Drapes, Double Clothes Closet, Wall to Wall Broadloom
Bathroom 4-Piece	7'8 x 6'7	Tub/Shower, Tiled bath enclosure, Tile floor, double vanity, Wall mirror and wall sconce lighting
Loft/Den Laundry Room	13'9 x 11'11 6'7 x 5'10	Drapes, Wall to Wall Broadloom, pot lighting 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 Redroom	19'0 v 9'4	

Notes:		RE/MAX
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# BUY UNIQUE SELL HOMES

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All the preceding information is believed to be accurate but not warranted. Image on Front Cover Courtesy of Larco Homes, www.larcohintonburg.com