



551 MERKLEY DRIVE | FALLINGBROOK/PINERIDGE





Welcome to
551 MERKLEY DRIVE

LIVING ROOM



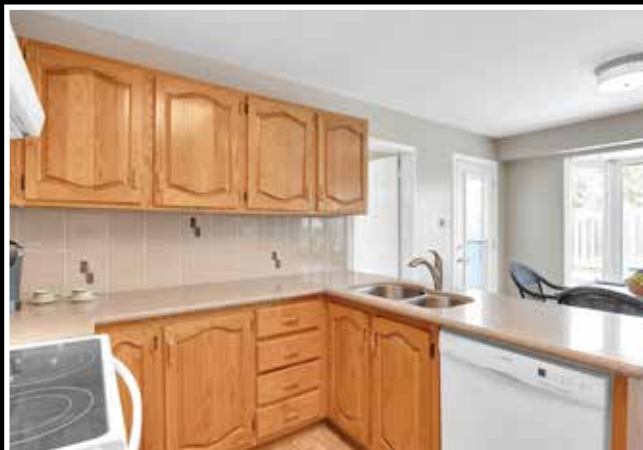






DINING ROOM

KITCHEN







EAT IN AREA





FAMILY ROOM



POWDER ROOM & LAUNDRY ROOM





PRIMARY BEDROOM & 5-PIECE ENSUITE BATHROOM





BEDROOMS & MAIN BATHROOM







BACKYARD



FLOOR PLANS



551 Merkley Dr, Ottawa, ON

Basement (Below Grade) Exterior Area 1216.14 sq ft
Interior Area 1099.23 sq ft



0 3 6 ft

PREPARED: 2024/03/02



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

DETAILS

Legal Description:	PCL 150-1, SEC 50M-97; LT 150, PL 50M-97, S/T RLT32175 & RLT43249 ; CUMBERLAND
Lot Size:	49.87' x 100'
Year Built:	1988 (Approx)
Builder:	Regional
Model:	The Glenwood
Taxes:	\$5,453.5 (2024)
Heating:	Natural gas
Cooling:	Central Air Conditioning
Inclusions:	Fridge, stove, hood fan, dishwasher, washer, dryer, all bathroom mirrors, Hot water tank, garage door opener & remote(s), blinds & window coverings, garden shed
Exclusions:	Nil

Room Dimensions & Descriptions: (All dimensions are feet.inches x feet.inches)

Main Level

Entry	8'6" x 5'3"	Ceramic Tile floor, overhead lighting, French door to front hall, double clothes closet
Front Hall		Hardwood flooring (maple)
Living Room	10'9" x 19'7"	Hardwood floor (maple)
Dining Room	10'10" x 13'6"	Hardwood floor (maple), overhead light
Kitchen	12'2" x 8'6"	Sheet vinyl floor, oak cabinetry, quartz countertops, Ceramic tiled backsplash, double sink, telescopic faucet with pullout faucet with vegetable sprayer, fridge, stove, dishwasher, hood vent
Eat In Area	12'2" x 10'7"	Sheet flooring, bay window, full wall to wall pantry (with mirror doors)
Family Room	11'9" x 21'8"	Hardwood floor (maple), Gas fireplace with brick façade, built in shelving and lower storage cabinets
Powder Room	3'1" X 7'2"	Ceramic tile flooring, Vanity quartz counter, wall mirror, Medicine cabinet
Mud Room/ Laundry Room		Sheet vinyl floor, double clothes closet, door to attached garage

Second Level - Broadloom on Staircase (soft sand colour)

Bedroom	10'10" x 9'8"	Wall to wall broadloom (sand colour), double clothes closet
4 Piece Bathroom	7'3" x 7'9"	Ceramic tile floor & Tub/Shower enclosure, Vanity single sink, Medicine cabinet, Wall mirror & lighting above
Bedroom	11' x 9'11"	Wall to wall broadloom (sand colour), double clothes closet
Primary Bedroom	22'3" x 19'3"	Wall to wall broadloom, Bay window, 4 mirror door closet (wall to wall)
5 Piece Ensuite	12'11" x 8'7"	Ceramic tile floor, Vanity with 2 sinks, Separate shower, Tub with handheld shower & ceramic tiled surround, Linen closet, Exhaust vent, Wall mirror with lighting above, Medicine cabinet
Upper Hall		Wall to wall broadloom (sand colour), double door linen closet
Bedroom	12'11" x 9'6"	Wall to wall broadloom (sand colour), double clothes closet

Basement

Basement	34'11" x 37'5"	Unfinished basement, concrete floor
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FEATURES

- (2005) Millenium Roofing 25yr Shingles
- (2011) Furnace
- (2012) Interlock Landscaping
- (2012) Bathroom(s) & Kitchen Renovation
- (2013) Hardwood Floors Installed
- (2015) “Verdun” windows (2006 & 2015)
- (2018) Custom Blinds Installed
- (2019) Perimeter Fence
- (2021) Air Conditioner
- (2023) Soft sand coloured broadloom installed on staircase and second level.
- Insulated exterior doors with glass inserts and metal accent panels.



Notes:



BUY

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HOMES

SELL

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