



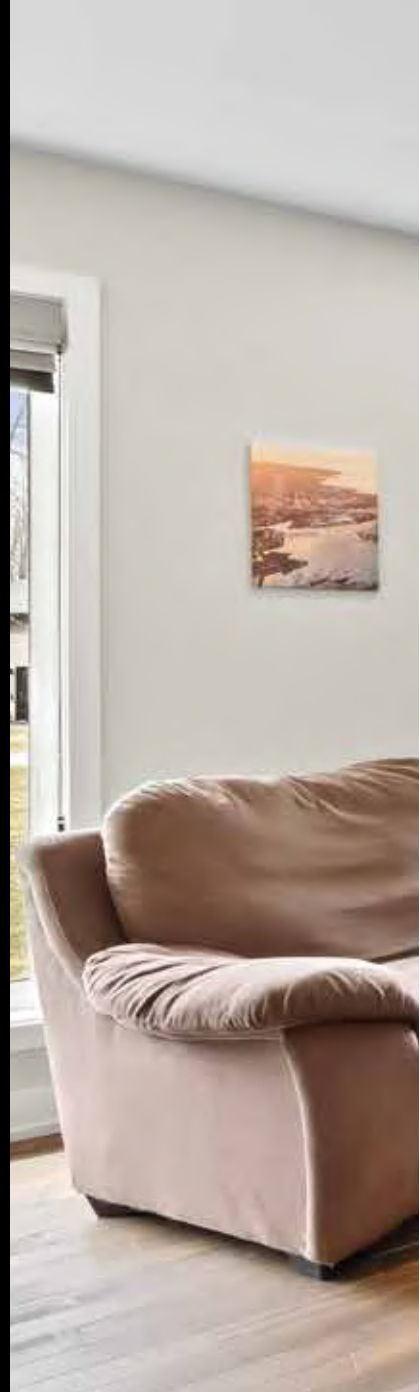
285 NATURE ST | DOMAINE DE LA RIVIERE NATION ESTATE





Welcome to
285 NATURE ST

LIVING ROOM







DINING ROOM



KITCHEN







PRIMARY BEDROOM





BATHROOM 5-PIECE



BEDROOM OFFICE







BASEMENT • GYM, MEDIA ROOM 4PIECE BATHROOM & LAUNDRY ROOM



BACKYARD





DETAILS

Legal Description:	LOT 85, PLAN 50M329 SUBJECT TO AN EASEMENT IN GROSS AS IN RC118877 VILLAGE OF CASSELMAN
Year Built:	2019
Property Taxes:	\$5165.35 (2023)
Builder:	Joroma
Model:	Mistral (2)
Lot Size:	49.21ft X 101.87 ft
Parking:	Single attached garage
Heating:	Forced air/ Natural gas
Cooling:	Central Air conditioning
Inclusions:	Fridge, Gas stove, Hood vent, Dishwasher, Microwave, Dryer, Washer, Garage door opener and remote, all window coverings, all installed light fixtures, Water softener, All ceiling fans
Rental Equipment:	Hot water tank

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

Main Level

Foyer	8'1" X 8'3"	Ceramic Tile Floor, Double Clothes Closet, Interior passage door to Garage
Front Hall	8'1" X 12'0"	Hardwood floors (Maple), Linen closet
Master Bedroom	12'0 X 12'0"	Hardwood floors (Maple), "Barn door" to walk in closet, Ceiling fan with integrated light
5 Piece Bathroom	7'9" X 12'0"	Pocket door entry, Ceramic tile floor, Extra long vanity with double sinks, 2 Mirrors & bar lighting above each sink, Double glass shower with 2 Niches for bath accessories, 6'0" Soaker tub with handheld shower
Bedroom/ Office	11'8" X 12'2"	Hardwood floors (Maple), Double clothes closet, Overhead light
Living room	12'4" X 13'5"	Hardwood floors (Maple), Gas fireplace with wood mantle & Ceramic tiled fireplace façade (accent wall), Pot light
Dining area	8'0" X 13'4"	Pot lights, Hardwood floors (Maple), Light fixture (above dining table)
Kitchen	11'11" X 12'1"	Extra tall cabinetry, Gas stove, Stainless steel hood vent, Island with breakfast bar extension, Microwave, Double under mounted sinks, Quartz counters, Pot lights, Stainless-steel dishwasher

Lower Level

Bedroom	12'1" X 13'2"	Laminate flooring (Wood look), Double clothes closet, Overhead light
4 Piece Bathroom	6'0" X 9'5"	Tub/Shower, Ceramic tile floor, acrylic tub/shower, Vanity with single sink, Wall mirror & wall lighting
Laundry room	6'6" X 9'5"	Ceramic tile flooring, Side by side washer & dryer, Water softener located here.
Media room	18'10" X 32'5"	Laminate flooring (Wood look), Pot lights, Double storage closet (Note this area can be divided to create a 4th bedroom)
Gym	7'3" X 21'4"	Laminate flooring (Wood look), Storage under stairs.
Door to Furnace/ Utility room	4'5" X 11'8"	Concrete floor

FEATURES

- Living room & Dining room with large picture windows overlooking rear garden
- Patio door to oversized 12'0" X 12'0" deck with metal railing
- Custom blinds installed throughout home
- Laminate in basement (Matches hardwood on main level)
- Electric supplemental heat in basement
- Bedrooms with ceiling fans and integrated lights
- Hardwood floors throughout main floor and on stairs stained in a medium brown colour
- Stainless steel appliances in kitchen

APPROXIMATE UTILITIES (2023):

- Gas (Heat) \$1305
- Hydro \$1850
- Water/Sewer \$1009
- Including Hot Water Tank Rental



Notes:



BUY

UNIQUE
HOMES

SELL

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RE/MAX

HALLMARK REALTY GROUP

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RAISING THE BAR

610 Bronson Avenue , Ottawa, ON | K1S 4E6

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