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*Executive Rental*  
**37 IVY CRES**

NEW EDINBURGH/LINDENLEA



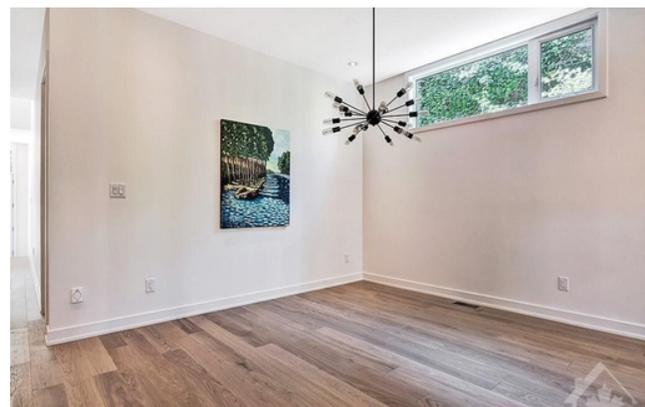
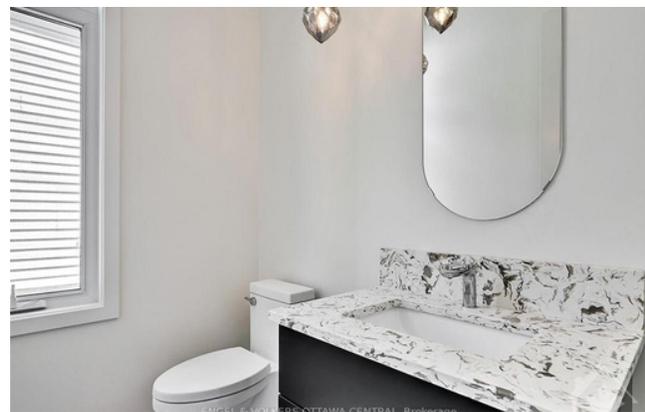
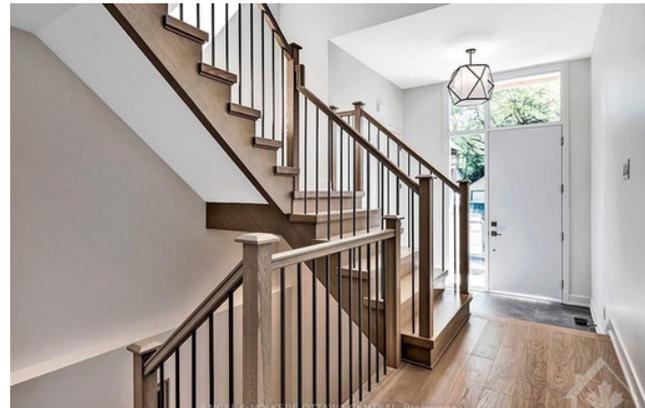
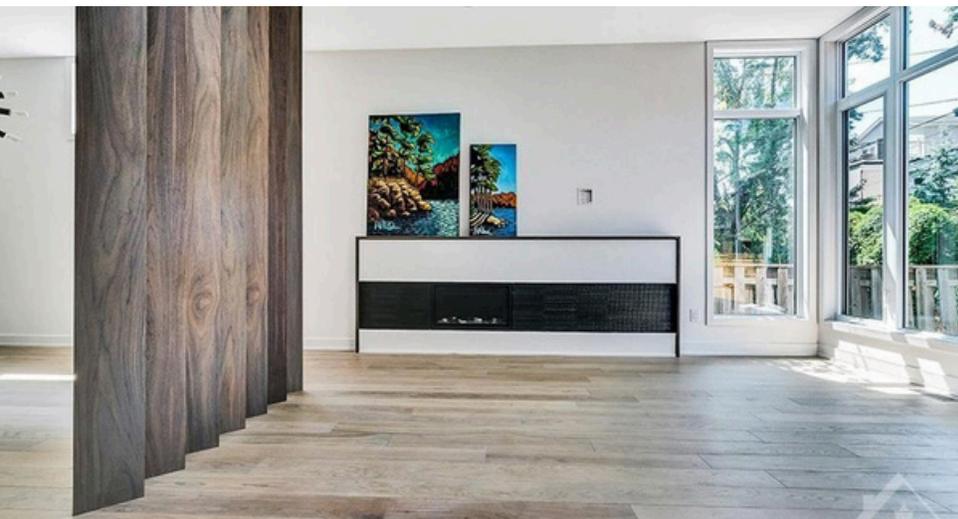
# *description*

Modern living in this beautifully designed 3+1 bedroom, 3.5 bathroom detached home, perfectly located on a quiet crescent in the highly sought-after Lindenlea / New Edinburgh neighbourhood. Steps from the Beechwood Promenade, the Rideau River's scenic walking and cycling paths, Stanley Park, tennis courts, top-rated schools, Global Affairs, and several Embassies, this location offers both convenience and charm. The home features hardwood floors throughout, a custom kitchen with quartz countertops, sculptural island, statement hood fan, and walk-in pantry. The open-concept living and dining spaces are highlighted by a gas fireplace and striking wood divider. Upstairs, the sun-filled bedrooms include a tranquil primary suite with a walk-in closet and spa-inspired ensuite. The fully finished basement offers a versatile fourth bedroom or office, a full bathroom, and a spacious media room – ideal for guests, family time, or working from home. A private, fenced backyard completes the package, perfect for outdoor entertaining or relaxing.

**3+1**  
Bedrooms

**3.5**  
Bathrooms

**1**  
Car Garage





# Home Features

## MAIN FLOOR

- FOYER • 8'4" X 7'1" • Ceramic Tile Floor, Double Clothes Closet, Overhead Light
- POWDER ROOM (2PC) • 6'2" X 5'0" • Ceramic Tile Floor, Wall Mirror, Vanity, Pending Light
- MUDROOM • 8'0" X 6'5" • Ceramic Tile Floor, Overhead Light, Closet Organizer
- DINING ROOM • 12'3" X 14'4" • Hardwood Floor, Pending Light
- LIVING ROOM • 15'9 X 14'3" • Hardwood Floor, Gas Fireplace, Pot Lights, Window Overlooking Garden
- BREAKFAST AREA • 8'6" X 12'5" • Hardwood Floor, Door To Patio & Rear Garden
- KITCHEN • 16'3" X 9'0" • Hardwood Floor, Subway Tile Backsplash, Stainless Steel Appliances , Fridge, Stove, Dishwasher, Hood Vent Pantry, Quartz Counters, Island With Sink & Eat-In Bar

## 2ND FLOOR

- LAUNDRY • 7'0" X 8'1" • Sink, Side by Side Washer and Dryer
- PRIMARY BEDROOM • 16'0" X 16'10" • Hardwood Floor, Walk-in Closet, Ceiling Light Fixture
- ENSUITE BATHROOM (5PC) • 14'0" X 8'9" • Ceramic Tile, Tub, Double Shower, Ceramic Tile, Double Vanity With Quartz Countertop, Bank Of Drawers, Wall Mirror, Pot Light
- BEDROOM II • 14'7" X 12'0" • Hardwood Floor, Double Clothes Closet, Overhead Light
- BEDROOM III • 13'8" X 12'0" • Hardwood Floor, Double Clothes Closet, Overhead Light
- MAIN BATHROOM 5(PC) • 8'2" X 7'10" • Ceramic Tile Floor, Double Sink with long Vanity Quartz Countertop, Wall Mirror, Pot Lights

## LOWER LEVEL

- BEDROOM • 12'2" X 11'1" • Plank Laminate Floor, Double Clothes Closet, Over Head Light
- BATHROOM 4PC • 8'1" X 5'0" • Plank Laminate Floor, Tub/Shower, Tub Enclosure, Med Cabinet,
- MEDIA ROOM • 11'1" X 22'0" • Plank Laminate Floor, Pot Lights
- STORAGE CLOSET • 4'9" X 7'10" • Plank Laminate Floor

Note: Tenants are Responsible for: Gas, Hydro, Water & Sewer, Internet, Snow Removal, Landscaping. Estimated Annual Utility Costs: Gas: \$1320 / Hydro: \$1285 / Water & Sewer: \$950 / Hot Water Tank Rental: \$540



RE/MAX HALLMARK REALTY GROUP, Brokerage



Contact us now!

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ALL preceding information is believed to be accurate but not warranted.