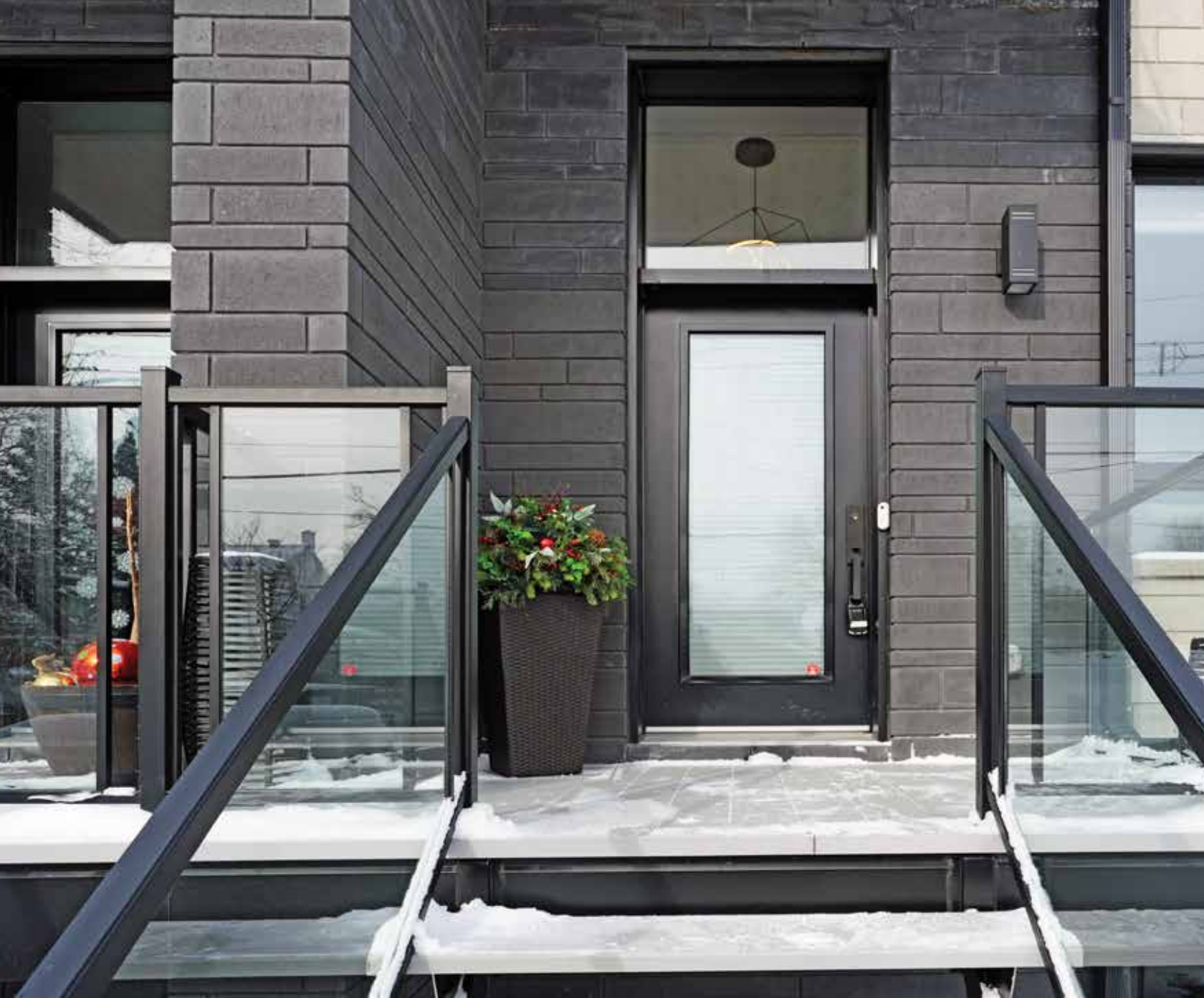


2167 RICE AVENUE | WOODROFFE BY THE RIVER





# LIVING ROOM & 2 PCE POWDER ROOM







## DINING ROOM





## KITCHEN & BALCONY/TERRACE





## BEDROOMS

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# 4 PCE MAIN BATHROOM & LAUNDRY ROOM







**PRIMARY BEDROOM,  
WALK IN CLOSET,  
5 PCE ENSUITE BATHROOM & TERRACE**



# ROOFTOP TERRACE





LOWER LEVEL  
MEDIA ROOM/GYM  
& 3 PCE BATHROOM





# BACKYARD





## **DETAILS**

LEGAL DESCRIPTION: PART LOT 85, PLAN 232 PART 2, 4R34516 CITY OF OTTAWA  
PIN: 047510214  
LOT SIZE: 25.03 FT X 100.00 FT  
YEAR BUILT: 2023  
PROPERTY TAXES: \$10,857.45  
PARKING: 1 ATTACHED GARAGE + 2 DRIVEWAY PARKING SPACES  
HEATING: FORCED AIR, NATURAL GAS (2 FURNACES)  
COOLING: CENTRAL AIR (2)  
INCLUSIONS: FRIDGE, COOKTOP, BUILT-IN OVEN, MICROWAVE, HOOD VENT, DISHWASHER, WINE FRIDGE, DRYER, WASHER, BLINDS AND WINDOW COVERINGS, ALL INSTALLED LIGHT FIXTURES, ALARM SYSTEM HARDWARE, GARAGE DOOR OPENER AND REMOTE(S), SUMP PUMP (BATTERY BACKUP), TANKLESS HOT WATER SYSTEM, CENTRAL VACUUM & ATTACHMENTS, HOT TUB, BUILT-IN CEILING SPEAKERS, STORAGE SHELVING IN GARAGE, TV WALL MOUNTS  
EXCLUSIONS: LIGHT FIXTURE IN MIDDLE BEDROOM, TV(S)

## **INTERIOR DESIGN & LAYOUT**

- MODERN “BOCANI” METAL STAIR SYSTEM FEATURING WHITE OAK STAIRS AND A SLEEK METAL SINGLE STRINGER.
- SPACIOUS 9-FOOT CEILINGS THROUGHOUT.
- PRIMARY BEDROOM INCLUDES A GENEROUS WALK-IN CLOSET WITH CALIFORNIA CLOSET ORGANIZERS INSTALLED.
- GENEROUS 650 SQ. FT. CRAWL SPACE FOR STORAGE WITH ACCESS FROM THE MAIN LEVEL.
- SOPHISTICATED AND MODERN THREE-SIDED GAS FIREPLACE WITH VENTING INSTALLED.

## **TECHNOLOGY & ELECTRICAL**

- INTEGRATED WIFI SPEAKERS IN THE FAMILY ROOM, KITCHEN, LIVING ROOM, AND ON ROOFTOP TERRACE.
- HIGH-SPEED 5G INTERNET AND STRUCTURED CAT 5E/RG6 CABLING.
- RECESSED POT LIGHTS AND DECORA-STYLE PLUGS AND SWITCHES THROUGHOUT (MANY WITH DIMMERS).
- LOW ARGON GAS WINDOWS AND DOORS FOR ENERGY EFFICIENCY.

## **PREMIUM APPLIANCES**

- COUNTER-DEPTH FRENCH DOOR PLATINUM INTERIOR REFRIGERATOR WITH ICE AND WATER DISPENSER.
- 30" INDUCTION COOKTOP WITH FOUR ELEMENTS AND TOUCH- ACTIVATED CONTROLS.
- STAINLESS STEEL DISHWASHER, HOOD VENT, MICROWAVE AND A 30" BUILT-IN CONVECTION OVEN.
- DEDICATED SILHOUETTE WINE FRIDGE.
- SMART FRONT-LOAD WASHER (5.8 CU. FT.) AND DRYER (7.4 CU. FT.).

## **HIGH-END FINISHES**

- ENGINEERED WHITE OAK "PLANK" HARDWOOD FLOORING THROUGHOUT THE HOME.
- HEATED CERAMIC FLOORING IN BATHROOMS FOR ADDED COMFORT.
- GOURMET KITCHEN AND BATHROOMS FEATURING PVC CABINETRY WITH WOOD ACCENT PANELS
- PREMIUM QUARTZ COUNTERTOPS IN ALL BATHROOMS AND KITCHEN
- DEDICATED CAFE CORNER IN THE KITCHEN WITH INTEGRATED POT LIGHTING.
- UNDERMOUNT KITCHEN SINK EQUIPPED WITH TOUCH-ACTIVATED FAUCETS

## **MECHANICAL & SPECS**

- ADVANCED PARTY WALL CONSTRUCTION WITH DOUBLE 5/8" DRYWALL, REFLEXOR SOUND MEMBRANES, R22 ROXULINSULATION, AND A 1-INCH AIR SPACE FOR SUPERIOR SOUNDPROOFING.
- TWO 40,000 BTU TWO-STAGE VARIABLE SPEED NATURAL GAS FURNACES WITH ECO B WIFI THERMOSTAT.
- TWO 1.5-TON CENTRAL AIR CONDITIONING UNITS.
- HIGH-EFFICIENCY OWNED TANKLESS HOT WATER SYSTEM.
- R24 INSULATION IN ALL WALLS, URETHANE IN JOISTS, AND R40 INSULATION IN THE ROOF.
- TWO GENERALAIRE MODEL 1042 HUMIDIFIERS AND AN HRV SYSTEM WITH AN ADVANCED TOUCH SCREEN CONTROLLER.
- CENTRAL VACUUM SYSTEM INSTALLED AND ACCESSIBLE ON EACH FLOOR. UNIT LOCATED IN GARAGE STORAGE ROOM.

## **EXTERIOR & OUTDOOR LIVING**

- STONE FACADE ACCENTED WITH WHITE CEDAR CONTOUR FROM THE BLUHOUSS LOOK VEILLIT COLLECTION, PROVIDING 50 YEARS OF MAINTENANCE-FREE DURABILITY.
- SPECTACULAR FLAT ROOF TERRACE FEATURING AN ALUMINUM DECK WITH GLASS RAILINGS.
- PREMIUM OUTDOOR AMENITIES INCLUDING A SOLSTICE MODEL #5420 SPA AND A SUNBEAM MODEL FIRE TABLE.
- HOT TUB INSTALLED (NEXT TO NEW CONDITION - HAS NOT BEEN USED)
- NATURAL GAS HOOK-UPS FOR A BBQ CONVENIENTLY LOCATED ON DECK (NEAR THE KITCHEN) AND ON THE ROOFTOP TERRACE.
- FULLY INSULATED GARAGE EQUIPPED WITH A UTILITY TUB AND A DRAGON HEATER.
- SEAMLESS INSULATED GARAGE DOOR WITH REMOTE AND KEYPAD ENTRY.

## ROOM DIMENSIONS & DESCRIPTIONS: (ALL DIMENSIONS ARE FEET.INCHES X FEET.INCHES)

### MAIN FLOOR

ENTRY	9'5" X 6'8"	SLATE TILED FLOOR, WALK-IN GUEST COAT CLOSET, OVER HEAD LIGHT
POWDER ROOM	7'7" X 3'0"	WALL MOUNTED VANITY, DESIGNER "WAVE TILE" ACCENT WALLS, WALL MOUNTED TOILET
UTILITY CLOSET	3'6" X 3'0"	FURNACE LOCATION
LIVING ROOM	20' X 15'3"	WIDE PLANK WOOD FLOORING, 3 SIDED GAS FIREPLACE WITH IMPORTED TILE FACADE, POT LIGHTS, CEILING SPEAKERS
DINING ROOM	15'1" X 14'1"	WIDE PLANK WOOD FLOORING, OVER HEAD LIGHT
KITCHEN	16'7" X 18'6"	WIDE PLANK WOOD FLOORING, ISLAND WITH QUARTZ COUNTER & CAPPUCINO BAR, BUILT-IN WINE FRIDGE, SIDE SERVING COUNTER, DISPLAY SHELVING, POT DRAWERS, UNDERMOUNTED SINK,INDUCTION COOKTOP, POT FILLER TAP, FRIDGE WITH ICE & WATER DISPENSER, STAINLESS STEEL WALL OVEN, STAINLESS STEEL MICROWAVE, STAINLESS STEEL DISHWASHER, SPICE DRAWER, PANTRY PENDANT LIGHTING ABOVE ISLAND
TERRACE	18'6" X 8'0"	PVC PLANK FLOORING, METAL RAILING WITH GLASS PANELS

### 2ND FLOOR

BEDROOM	13' X 18'6"	WIDE PLANK WOOD FLOORING, POT LIGHTING, DOUBLE CLOTHES CLOSET
BATHROOM 4-PCE	7'9" X 6'5"	TUB/SHOWER, TILED FLOOR & BATH ENCLOSURE WITH SOAP & SHAMPOO NICHE, SUSPENDED VANITY WITH OVERSIZED TROUGH SINK, WALL MIRROR, HEATED FLOOR, POT LIGHTS
LAUNDRY	7'8" X 7'6"	COUNTER WITH STAINLESS STEEL SINK, (UPPER AND LOWER CABINETRY), LINEN CABINET, FULL SIZED STACKED WASHER AND DRYER
HALLWAY		WIDE PLANK WOOD FLOORING, POT LIGHTING
BEDROOM	11'3" X 10'10"	WIDE PLANK WOOD FLOORING, OVER HEAD LIGHT (LIGHT TO BE CHANGED) DOUBLE CLOTHES CLOSET
PRIMARY BED	16'7" X 10'10"	WIDE PLANK WOOD FLOORING, POT LIGHTS, TERRACE DOOR TO BALCONY
WALK-IN CLOSET		WIDE PLANK WOOD FLOORING, CALIFORNIA CLOSETS BUILT-INS, OVER HEAD LIGHT
ENSUITE 5-PCE	15'11" X 7'3"	24X24 QUARTZ TILED FLOOR, DOUBLE WALL HUNG VANITY WITH VESSEL SINKS, DOUBLE GLASS SHOWER WITH BENCH SEAT, 3 WALL NICHEs, HEATED FLOOR, 6' FREE STANDING TUB WITH HAND HELD SHOWER ADAPTER
STAIRS TO ROOF/TERRACE		EXPANDS THE FULL ROOF, FIRE PIT, HOT TUB, NEST CHAIR, 2 SIDE TABLE, 2 CHAIRS, LOVE SEAT

## LOWER LEVEL (ENTRANCE FROM GARAGE)

ENTRY

PORCELAIN TILE FLOOR, SINGLE CLOTHES CLOSET, FLOOR PANELS TO STAIR TO BASEMENT STORAGE AREA, DOOR TO OVER SIZED GARAGE

MEDIA ROOM/GYM 16'1" X 18'7"

WIDE PLANK FLOOR, POT LIGHTING, CEILING SPEAKERS SYSTEM, TERRACE DOOR TO PATIO & FENCED GARDEN (ACCESS GATE TO NCC PARKLAND)

BEDROOM 10'1" X 8'8"

WIDE PLANK FLOOR, DOUBLE CLOTHES CLOSET, POT LIGHTING

BATHROOM 3-PCE 7'7" X 8'10"

12X24 TILED FLOOR, VANITY WITH VESSEL SINK, DOUBLE GLASS SHOWER WITH RAIN SHOWER HEAD & HAND HELD SHOWER WAND, SOAP/SHAMPOO NICHE, HEATED FLOOR

GARAGE 19'3" X 18'8"

HEATED, UTILITY SINK, DOOR TO STORAGE ROOM

STORAGE ROOM 9'5" X 6'9"

LOCATED IN GARAGE (WITH LOCKABLE DOOR ), SMART SYSTEM LOCATION AND WIRING FOR INTERNET/CABLE SYSTEM, CENTRAL VACUUM AND ATTACHMENTS

## BASEMENT

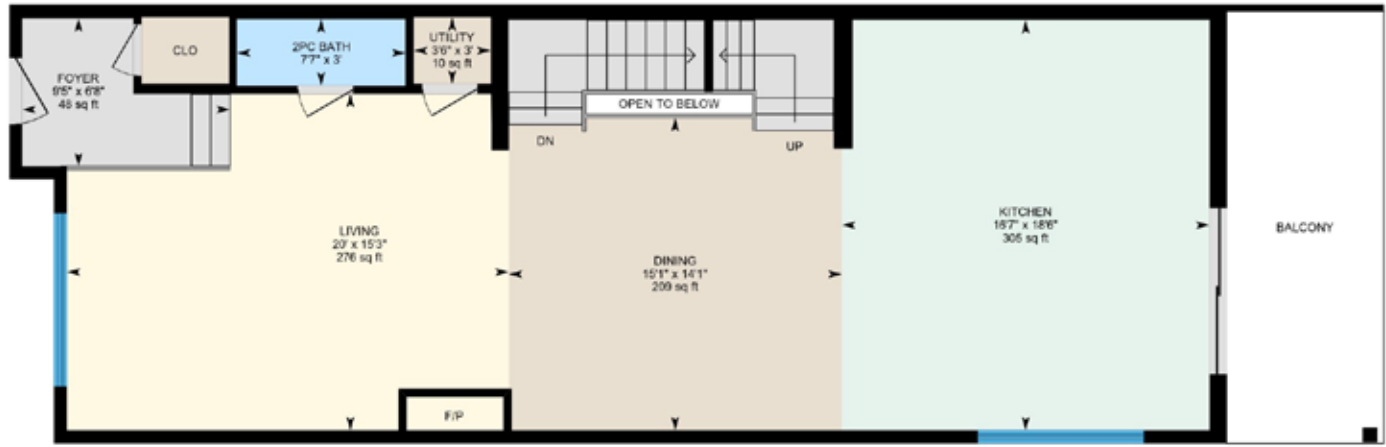
UNFINISHED

30'11" X 18'1" FURNACE, SUMP PUMP WITH BATTERY BACK UP

## FEATURES









BUY

UNIQUE  
HOMES

SELL

Sales Representative  
**nancybenson**  
**613.747.4747**

[nancy@nancybenson.com](mailto:nancy@nancybenson.com)

direct: 613.747.4747 | office: 613.788.2556



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