



3760 Revelstoke Drive - Mooneys Bay



*Welcome to
3760 Revelstoke Drive*



LIVING ROOM

Welcoming





DINING ROOM

Indulge









KITCHEN



Create

**FAMILY ROOM &
3-PIECE BATH**

Entertain







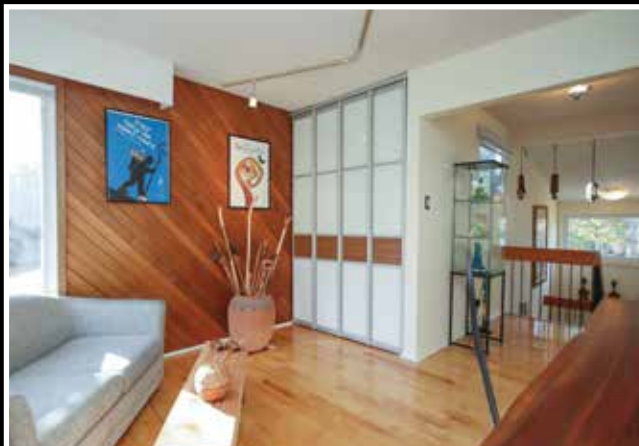
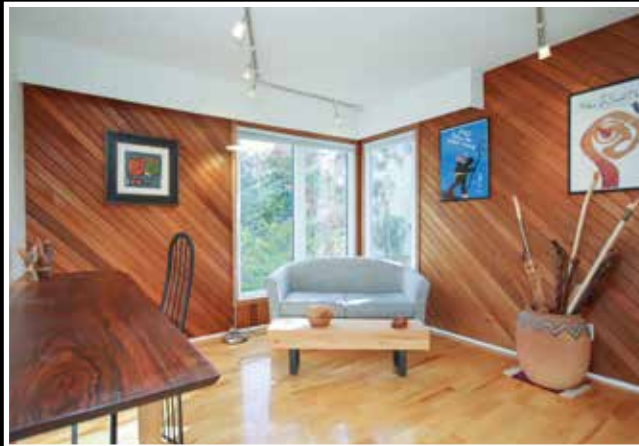
BEDROOMS & FULL BATHROOM



Relax

DEN

Quiet





**PRIMARY BEDROOM
& ENSUITE**

Elegant





LOWER LEVEL

Enjoy







STUDIO



Focus

**WORKSHOP,
POWDER ROOM &
LAUNDRY**

Clean







BACKYARD



Oasis

HOUSE DETAILS

- MID-CENTURY MODERN WITH A POOL
- On a country-sized lot that's been beautifully landscaped.
- 3+1 BEDROOMS
- 3.5 BATHROOMS
- FINISHED BASEMENT with large rec room plus studio spaces
- 2-CAR GARAGE with inside access.
- Impeccably finished with a flair for the artistic!

**Note the levels and sightlines - the vaulted dining room views onto the living room, which is complimented by a gas fireplace & a stunning display of wall-to-wall windows + patio door.*

- The pristine eat-in kitchen offers ample cabinetry and a bright pop of blue backsplash.
- Main floor family room (off the kitchen) leads to 3-piece ensuite.
- There are 2 main level bedrooms here, one with a further walk-out to the rear patio & pool.
- Upstairs one can find a desk area, the primary bedroom, & ensuite bathroom.
- The lower level features a large & tiled recreation room, laundry area, studio / hobby spaces, & part ensuite.

**Note the ample storage spaces throughout this home.*

- A large and fenced yard boasts a 36' x 17' heated Gunite pool with interlock surround.

Room Dimensions & Descriptions:

(All dimensions are feet.inches x feet.inches)

MAIN LEVEL

Foyer		Slate tile flooring, coat closet, access to garage.
Living Room	24'8" x 13'1"	Hardwood flooring, stone fireplace, track lighting, wall of windows, door to deck.
Dining Room	20'3" x 11'1"	Vaulted, carpet wall to wall, angled ceiling, track lighting, window, opening overlooks the living room.
Kitchen	18'10" x 11'9"	Ceramic tile flooring, pot lighting, white cabinetry with bar pulls including bank of drawers, pot drawers, and pantry cabinets, tiled backsplash in a statement blue, fridge, stove, dishwasher, light fixture above eating area, windows overlooking rear garden & pool.
Family Room	14' x 11'9"	Hardwood flooring, access to 3-piece bathroom
Bathroom 3-Piece		Off family room, ceramic tile flooring, built in shower with ceramic tile surround, blue accent wall tile, wall mirror, window.
Hallway		Linen closet
Bedroom	11'11" x 10'2"	Hardwood flooring, double clothes closet with mirror panel doors, doors to deck, trap door to lower basement windows.
Bedroom	14'2" x 10'	Hardwood flooring, walk-in closet, access to crawl space, access to plumbing for tub.
Bathroom 4-Piece		Ceramic tile flooring, jacuzzi tub / shower with Italian marble tile enclosure, extra long vanity with cabinet storage + bank of drawers, wall mirror, mirror-mounted light, overhead light.

SECOND LEVEL

Primary Bedroom	20'7" x 11'8"	Overlooks the garden, wall to wall beige carpet, track lighting,
Ensuite 3-Piece		Ceramic tile flooring, floating vanity, floating toilet, glass shower with rainfall shower head, in-floor heating installed, wall sconce lighting in hall
Sitting Room	11'5" x 10'6"	Hardwood flooring, double clothes closet, track lighting,

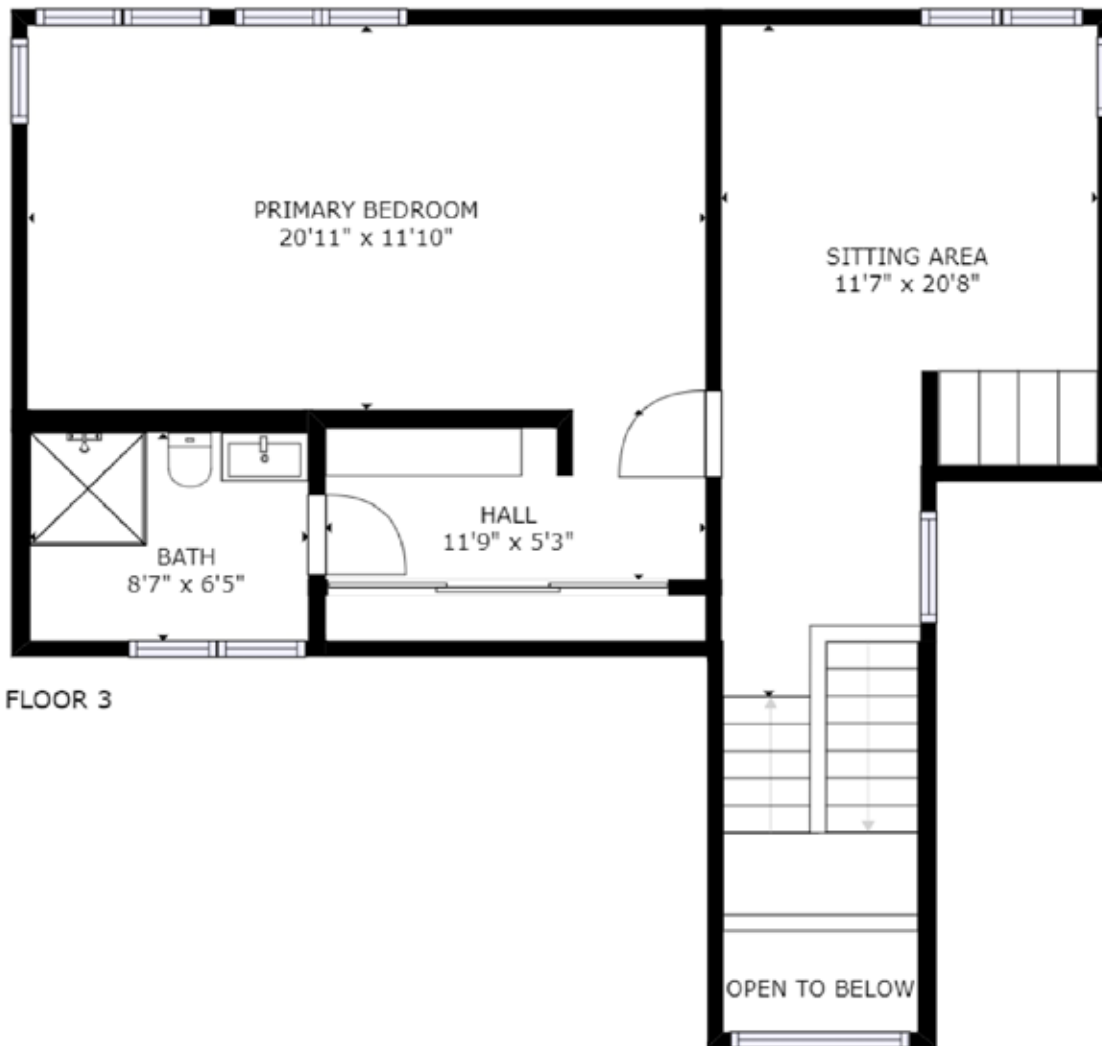
LOWER LEVEL

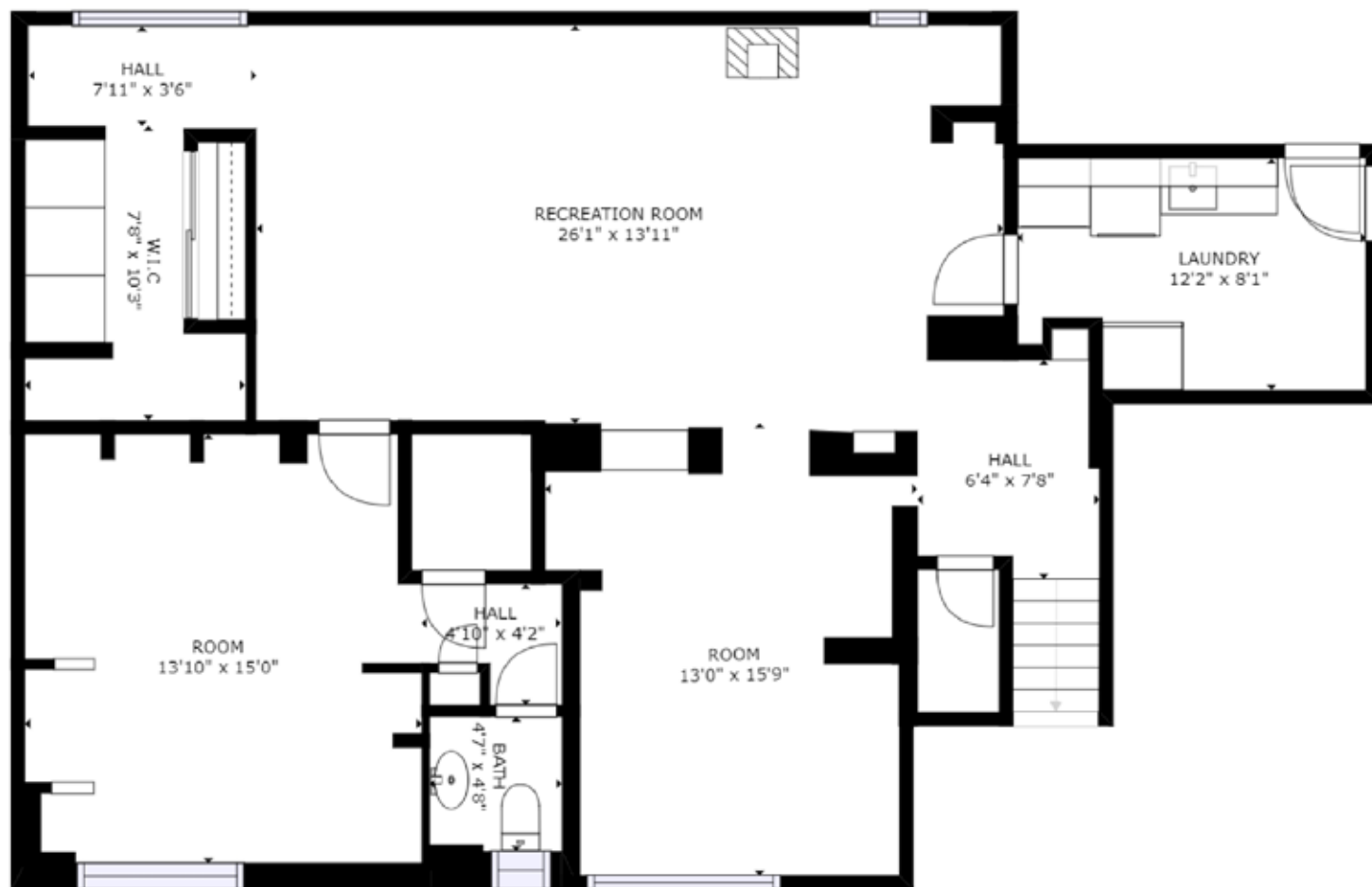
Recreation Room	25'6" x 13'9"	Ceramic tile flooring, pot lighting, storage area with shelving, gas fireplace / stove system (on thermostat),
Den	13'10" x 10'9"	Ceramic tile flooring, installed shelving,
Workshop		Plywood flooring,
Bedroom	14' x 12'11"	Ceramic tile flooring, built in shelving, closet,
Ensuite 2-Piece		Ceramic tile flooring, pedestal sink, toilet, window.
Laundry Room		Ceramic tile flooring, washer draining to sump pump, dryer, wall mounted overhead storage cabinetry,

DETAILS

Legal Description:	LT 40, PL 540 ; OTTAWA/GLOUCESTER
Lot Size:	79.99 ' x 249.3 ' / 0.463 acres
Year Built:	1960, approx.
Property Taxes:	\$8,544.57 2021 Final Bill
Parking:	2 garage attached, inside entry, surfaced driveway.
Heating:	Forced Air / Natural Gas
Cooling:	Central A/C
Rental Equipment:	On-demand hot water tank
Electrical:	Copper & aluminum, pig tailed.
Foundation:	Block New sections of concrete.
Updates:	2021: garage floor 2020: composite deck; lower siding; insulation 2019: windows; closets; 2017: A/C; wood composite siding; pool plumbing update; ESA (pigtailing) 2016: roof 2015: balance of windows; alarm system wiring 2014: basement fireplace 2011: chimney repointed 2009: furnace; water heater









BUY

UNIQUE
HOMES

SELL

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RE/MAX

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Brokerage, Independently Owned and Operated

RAISING THE BAR

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