

83 Dorothea Drive - Mooneys Bay





Welcome to 83 Dorothea Drive



LIVING ROOM

Welcoming









KITCHEN

Create







Laundry Closet off Kitchen









DINING ROOM





Indulge

PRIMARY BEDROOM & ENSUITE

Elegant









MAIN LEVEL BEDROOMS & BATHROOM

Tranquil











LOWER LEVEL
MEDIA ROOM, GAMES ROOMS, & GYM

Entertain













LOWER LEVEL
BEDROOM & BATHROOM





Relax





BACKYARD





Oasis

HOUSE DETAILS

- In a sought-after area defined by its long-term residents, luxury-homes, mature trees, and quick access to Mooney's Bay Beach.
- An executive bungalow in the heart of the Revelstoke community.
- On a large 60 x 150 lot with tasteful landscaping at the front & rear.
- 3+1 BEDROOMS.
- 3 FULL BATHROOMS including an ensuite.
- 2 CAR GARAGE
- Note the hardwood flooring throughout the main level.
- A true wood-burning fireplace with a proud stone façade compliments the living room.
- Custom media shelving installed in the living room.
- Separate formal dining room, with patio doors leading to the covered stone terrace at the rear.
- Large eat-in kitchen fitted with ample cabinetry, lots of interior organizers, & stainless steel appliances including gas stove.
- The primary bedroom is defined by its full-wall custom hardwood closet system with drawers, hanging spaces, and even pull out shoe organizers to fit your sense of style.
- The primary ensuite boasts a luxurious stone shower stall with body jets & rainfall shower head.
- At the lower level, a modern 2 sided gas fireplace divides the media room from the games room.
- The lower level also offers ample storage, a home gym, lower-level bedroom, and full bathroom.
- The stone patio at the rear perfect is covered and great for summer BBQs.
- Loaded with updates and well-loved by long-time owners.

Room Dimensions & Descriptions:

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

MAIN LEVEL

Foyer	5'5" x 13'2"	Slate tile flooring, double-door coat closet, overhead light, side light
Living Room	13'9" x 22'3"	Oak hardwood flooring, stone fireplace (wood burning) with integrated mantle shelves, picture window, custom media shelving including drawers.
Dining Room	11'6" x 11'11"	Oak hardwood flooring, dining light fixture, patio doors leading to covered stone terrace at the rear.
Kitchen & Eating Area	11'8" x 9'8"	Oak hardwood flooring, shaker-style cabinetry fitted with interior pull-out organizers and microwave nook, stainless steel appliances including gas stove, hood fan, fridge, dishwasher, microwave, stainless steel countertop integrated with stainless steel double sinks with pull-out faucet sprayer, eating bar with integrated cook-book shelving (seats 3), pendant lighting, pot lighting, black granite countertop, red glass-tile backsplash by the stove, terrace doors leading to outdoor patio and rear garden.
Laundry Closet	5'3" x 5'1"	Slate tile flooring, overhead light, hanging bar, built in shelving, folding counter, window.
Full Bath (4-piece)	9'7" x 6'2"	Pocket door entry, oak hardwood flooring, soaker tub with hand held shower sprayer, glass-tile & black granite surround, and wood panel tub skirt, floating vanity (two tone) with single sink, wall mirror, wall sconce lighting, pot lighting.
Bedroom	12'1" x 10'10"	Oak hardwood flooring, double door clothes closet, overhead lighting
Bedroom (styled as an office)	11'4" x 11'11"	Oak hardwood flooring, double door clothes closet, overhead lighting
Primary bedroom	11'6" x 16'1"	Oak hardwood flooring, overhead light, full 7 door custom hardwood wardrobe hanging spaces, shelves, and a pull-out shoe organizer, as well as 4 dresser drawers, pot lighting,
Ensuite – 3 Piece	6'11" x 8'1"	Pocket door entry, slate tile flooring, custom walk-in shower with cut stone surround, body jets, hand-held shower head (stall is 6'9" x 3'), floating vanity with undermounted sink & granite countertop, drawer system, in-floor radiant heating installed, wall mirror, wall sconce lighting, pot lighting.

LOWER LEVEL – Hardwood on stairs

Media Room	25'6" x 14'6"	Maple-look laminate flooring, overhead light, pot lighting, double sided gas fireplace, alcove bar area with pendant lighting.
Games Room	17'8" x 12'7"	Maple-look laminate flooring, overhead light, pot lighting, double sided gas fireplace.
Bathroom 3 Piece	9'3" x 7'9"	Slate tile flooring, vanity with single sink, wall mirror, wall sconce lighting, corner shower with rounded glass door, integrated shelving, & rainfall shower head, pot lighting.
Hallway		Maple-look laminate flooring, cedar closet, further storage closet.
Home Gym	14' x 12'7"	Maple-look laminate flooring, overhead light, pot lighting.
Bedroom	11'5" x 13'1"	Maple-look laminate flooring, overhead light, wall sconce light, built in desk area with accent wood-panel wall.
Storage Room	11'8" x 12'3"	
Utility Room	13'3" x 11'7"	
Cold Storage	4'3" x 7'3"	

DETAILS

Legal Description:	LT 48, PL 629 ; S/T THE INTEREST IN OT15300, IF ANY ; OTTAWA/ GLOUCESTER
Year Built:	1956 / approx
Property Taxes:	$6,881.00 | 2021
Parking:	2 car attached garage
Heating:	Forced Air / Natural Gas
Cooling:	Central Air Conditioning.
Rental Equipment:	NIL, the hot water tank (2014) is owned
Annual Utilities Approx.:	Electricity $1120 Gas $1230 Water & Sewer $500.
Inclusions:	Fridge, gas / electric stove, dishwasher, microwave, hoodfan, washer, dryer, hot water tank, all bathroom mirrors, all window blinds, all closet organizers, central vacuum and all attachment(s), alarm system hardware, 2 garage door openers & remote(s), all light fixtures, all window screens.
Exclusions:	NIL

UPDATES

2021	Humidifier, solenoid valve replaced
2021	Chimney cleaning
2021	New heat exchanger for furnace
2020	Patio pavers replaced
2019	Duct cleaning
2018	Dishwasher
2017	Lower-level double sided gas fireplace
2015	Front landscaping including walkway pavers
2015	Alarm system hardware (keypad replaced in 2021)
2015	Garage door lift system
2014	50-gallon gas hot water tank
2014	Mortar repointing of exterior brick & stone
2011	Roof - ice water shield membrane on 100% of roof surface, BP Everest Shingles with 40-year warranty.
2011	A/C
2011	Central Vacuum installed
2011	Basement renovation including new bathroom
2010	Covered patio rebuilt with flagstone terrace & wood cover.
2010	Landscaping
2009	Custom armoires in primary bedroom & living room
2008	Custom Kitchen
2008	Laundry Room
2008	Main Bathroom
2008	Primary Ensuite
2008	Refinished oak flooring + new slate flooring.
2008	All above-grade windows, except front door & large picture window in living room.
2008	Electrical Update
2008	Plumbing throughout + kitchen & bathroom fixtures.
2008	All appliances (but note the new dishwasher in '18)
2008	Electronic Thermostat
2008	Humidifier

Notes:



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