



# 3754 mountain meadows

RIVERSIDE SOUTH • 4 BEDS • 3 BATHS

Come home to this stunning residence on one of the best lots in Riverside South. Built by Cardel and tastefully enhanced by the original owners, this home offers over four thousand square feet of finished living space.

let's talk • 613-369-8314 • [info@rachelhammer.com](mailto:info@rachelhammer.com)



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The extended living room, awash with light from the two-storey windows, sets the tone of this elegant yet comfortable home. Appointed with hardwood floors and a gas fireplace, the living room offers a functional space to entertain. A wired-in sound system lets you control the ambience with ease. Sit down to a meal in the elegant formal dining room with a triple-coffered ceiling, abutting columns, and arched doorway.

The large kitchen, designed with family life in mind, features extensive counter space and an island. Custom maple cabinetry offers ample storage space, in addition to the walk-in pantry. Modern stainless steel appliances and a built-in desk enhance the functionality of this space. Enjoy a casual meal in the adjacent eating nook.



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The sunken family room draws in abundant light through two-storey windows, and features a wood burning fireplace. This home also features a private study with classic French doors, perfect for a home office or library.

The private backyard is a spa-like oasis, featuring a 3-level in-ground pool with waterfall. Inspired by the ancient cultures of the Mediterranean, this meticulously planned oasis represents an investment of over \$300,000. Entertain in the gazebo with its custom Italian granite table, or relax in the shade of the pergola. Enjoy the cedar sauna, in-ground hot tub, evergreen trees for privacy, fountain, and deck with built-in natural gas barbeque and bar fridge. The forest-facing rear boundary offers complete privacy, with no rear neighbours or paths.



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The master retreat captures plenty of natural light through the south-facing windows. This generously-sized room also features a raised sitting area overlooking the backyard; the perfect spot for a cosy nook, or to salute the sunrise with morning yoga. The ensuite bath offers the comfort and functionality of double sinks, a separate standing shower, a beautifully tiled Roman tub, and access to the walk-in closet. Three additional bedrooms offer ample space for a growing family, or for hobbies and interests. They share access to the home's second full bathroom.

The finished basement features some unique ways to entertain. Invite friends over and host poker night in the custom games nook. Kick back in the TV room with gas fireplace, or enjoy a workout.



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Foyer	Main	113' x 8'5"
Living Room	Main	19'8" x 13'8"
Kitchen	Main	15'10" x 13'9"
Dining Room	Main	14' x 12'
Eating Area	Main	11' x 11'
Family Room	Main	18' x 13'10"
Study	Main	14'2" x 10'
Partial Bath	Main	7'3" x 3'
Laundry	Main	11' x 7'6"
Master Bedroom	Second	16'6" x 14'2"
Sitting Room	Second	11' x 8'
5 Piece Ensuite	Second	13' x 8'10"
Walk In Closet	Second	9'8" x 7'6"
Full Bath	Second	10'3" x 4'11"
Bedroom	Second	12'8" x 10'4"
Bedroom	Second	12'2" x 9'4"

Bedroom	Second	12'8" x 9'
Recreation Room	Lower	33'8" x 34'10"
Taxes		\$9,105 / 2019

## Features

- Fully landscaped yard with patio, deck, in-ground pool, in-ground hot tub, shaded seating, sauna, built-in BBQ and more. Landscaping represents an investment of over \$300,000.
- Fully fenced backyard with no rear neighbours, backing onto woodlands. An underground irrigation system waters the yard's green spaces.



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## Features

- Three built-in speaker systems in the living, family, and recreation rooms, each with separate controls.
- Three fireplaces throughout the living areas: two gas, one wood burning.
- Private home office with French doors.
- Hardwood floors throughout the formal living and dining rooms. The dining room features a coffered ceiling.
- Kitchen with lots of counter space, an island, walk-in pantry, kickplate vacuum, and custom maple cabinetry.
- Additional pot lighting in the kitchen and casual eating nook.
- Spacious master suite with sitting area, walk-in closet, and ensuite bathroom.
- New carpet in the family room, study, and all four bedrooms (2020).
- Fully finished basement with games room, custom built-in card table and bench, and bathroom rough-in.
- Just a short walk from Mountain Meadows Park, the site of a playground, splash pad, bike paths and sports fields.
- Close to the planned extension of Ottawa's Stage 2 Light Rail Transit system, and to the local Park & Ride.



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## Includes

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Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, Window Blinds, Drapes, Drapery Tracks, Light Fixtures, Automatic Garage Door Opener and Remotes, Central Vacuum and Accessories, Pool Cleaning Equipment, Napoleon Natural Gas Barbeque, Outdoor Bar Fridge, Gazebo, Granite Table, Pergola, Hot Tub, Garden Statuary, Two Fountains and Pumps, Built-in Surround Sound Speaker Systems and Remotes, Built-in Games Room Bench and Table, Wooden Shelves in Basement Storage Area.

## Excludes

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Tiffany Light Fixture in the Casual Eating Area, Stained Glass over the Staircase, Ping Pong

Table and Pool Table with all Accessories, Stereo. Tub in master ensuite sold "as is."

## Local Schools in the Area

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St. Jerome Catholic School, Steve MacLean Public School, St. Francis Xavier Catholic High School, École élémentaire publique Michel Dupuis, École élémentaire catholique Bernard-Grandmaître, Merivale High School, South Carleton High School.

## Local Programs Provided in the Past

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After-School Programs, Preschools, Daycares, Driver Education, Babysitter Course, Beavers, Cubs, Brownies, Sparks, Pathfinders, Ballet, Gymnastics, Prenatal Classes, Car Seat Clinics, Splash Pads, Music, Sports, Dog Parks, Fitness.

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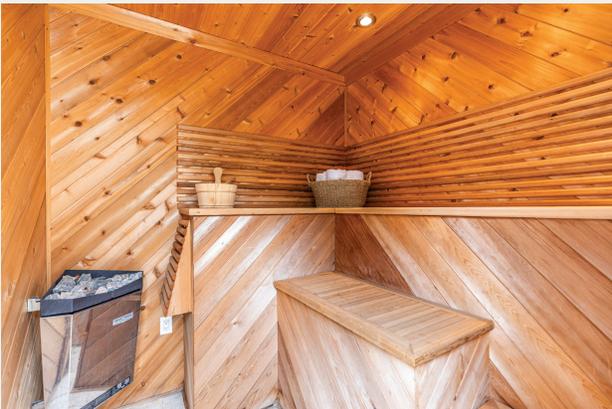
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