



## 271 black sage crescent

RIVERSIDE SOUTH • 4 BEDS • 3 BATHS

This Cranbrook II model by Richcraft offers close to 1900 square feet of living space, and is situated close to some of the best amenities in the neighborhood — beat the heat at the local splash pad, anyone?

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



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Birch hardwood floors extend throughout the living and dining rooms. Entertain in the spacious dining room, appointed with a beautiful modern light fixture, or relax in the living room around the gas fireplace. Cathedral ceilings enhance the elegance of your living room, which sees plenty of afternoon sunlight through west-facing windows. In summer, the interlock backyard patio extends your space for leisure and entertaining. The kitchen features a plumbed island with raised seating for three. Here you'll find classic white cabinetry, a large pantry, pots and pans drawers, and a convenient raised microwave nook.

The second floor features four bedrooms, three of which sport double-closets. The spacious primary bedroom enjoys backyard views through the large windows, and offers a walk-in closet and four-piece ensuite bathroom.

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Foyer	Main	16'8" x 5'
Family Room	Main	15' x 12'6"
Living/Dining	Main	12' x 19'8"
Kitchen	Main	13'5 x 11'3"
Partial Bath	Main	5'4" x 5'
Primary Bedroom	Second	13'2" x 14'10"
4-Piece Ensuite	Second	7'11" x 4'11"
Walk In Closet	Second	4'11" x 4'9"
Full Bath	Second	8'8" x 5'6"
Bedroom	Second	10' x 9'
Bedroom	Second	8'7" x 10'6"
Bedroom	Second	10'3" x 10'
Basement	Lower	n/a x n/a

Taxes \$4,915 / 2020

## Includes

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Light Fixtures, Automatic Garage Door Opener.

## Features

- Fully fenced backyard for your family to play in safety.
- Situated on a quiet street, just 140 metres from Nimiq Park playground, splash pad, pond and walking trail.
- Lower level with rough-in for future bathroom.
- Energy efficient home on one of the most desirable streets in the neighbourhood.

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REAL ESTATE TEAM



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