



8 rueter street

BARRHAVEN • 3 BEDS • 3 BATHS

Ideal for families and for entertaining, this beautiful home offers amazing finishings and the benefits of meticulous maintenance. The location also offers quick access to many neighbourhood amenities: shopping, schools and more.

let's talk • 613-369-8314 • info@rachelhammer.com



8 rueter street

BARRHAVEN • 3 BEDS • 3 BATHS

Espresso hardwood floors extend throughout the main level. High windows invite the sunshine into your living room, which is open to the family room below. The kitchen features granite countertops and a marble subway tile backsplash. Enjoy a morning cuppa at the built-in coffee bar with a view of the garden. Classic white shaker cabinetry contrasts beautifully with the stainless steel appliances, which include a new dishwasher (2020). Steps away, the dining room boasts a modern light fixture. Make the most of your outdoor space on the deck and patio. This private, fully fenced (2015) yard features a large wooden deck (2016) with room to barbeque and dine al fresco. Entertain in comfort on the interlock patio (2018), or enjoy a relaxing soak in the hot tub. The side yard, which includes a new shed (2018), offers room to garden.



8 rueter street

BARRHAVEN • 3 BEDS • 3 BATHS

Upstairs, the primary bedroom features a deep walk-in closet and an updated ensuite bath. Designed with the same granite countertop and tile you'll find in the powder room and full bathroom, the ensuite has an aesthetic of classic elegance. This level of the home also features two bedrooms with backyard views and wide closets, as well as a full bathroom with tub/shower.

Downstairs, the finished basement extends your family's living area. The sunny lower level features a wood-burning fireplace in the large family room, as well as a faux shiplap feature wall. On this level you'll also find laundry facilities, and storage for your seasonal items. The single-car garage includes a floor-to-ceiling storage rack, perfect for storing sports equipment or gardening tools.

let's talk • 613-369-8314 • info@rachelhammer.com



8 rueter street

BARRHAVEN • 3 BEDS • 3 BATHS

Foyer	Main	6' x 5'7"
Living Room	Main	18'8" x 10'4"
Kitchen	Main	15'5" x 7'10"
Dining Room	Main	10'11" x 8'7"
Partial Bath	Main	5'6" x 4'7"
Primary Bedroom	Second	13'7" x 11'10"
4-Piece Ensuite	Second	10'1" x 4'11"
Walk In Closet	Second	7'11" x 4'1"
Full Bath	Second	7'11" x 4'11"
Bedroom	Second	12'4" x 8'10"
Bedroom	Second	11'11" x 9'7"
Family Room	Lower	17'5" x 17'2"
Taxes	\$3,232 / 2020	

Includes

Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, Window Blinds, Light Fixtures, Smart Thermostat, Kitchen Floating Shelves, TV Brackets, Shed, Shelving Units in Basement and Laundry, Vanity Mirrors.

Features

- Granite countertops in the kitchen and all three bathrooms.
- Backyard oasis with a deck, interlock patio, privacy fence, hot tub, and garden shed.
- New dishwasher, garage roof, air conditioner and hot water tank (2019-2020).

rachelhammer.com

REAL ESTATE TEAM



let's talk • 613-369-8314 • info@rachelhammer.com



Royal LePage Team Realty
Hammer and Associates, Brokerage
4-3101 Strandherd Drive, Ottawa, ON K2G 4R9
613-369-8314