



74 danaher drive

BARRHAVEN • 3 BEDS • 3 BATHS

Situated on a premium lot in a family-friendly neighbourhood, this home offers an ideal outdoor retreat and best of all, no rear neighbours!

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



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Hardwood flooring extends throughout the living area, featuring high windows that draw in the natural light. The upgraded kitchen features granite countertops and cabinetry that extends to the ceiling. This chic space also offers undermount lighting, soft-close drawers, a large pantry, deep pots-and-pans drawers, finished off with a coffee bar.

The adjacent dining room can comfortably seat six, and overlooks the premium backyard. Step out onto the two-tiered deck, featuring built-in benches for your family to gather. This fully fenced backyard features lots of space to play and garden, and is sheltered by tall privacy hedges. The large shed offers a finished interior, complete with insulation and electricity—perfect for a workshop, hobby space, or seasonal home office.

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Upstairs, you'll find hardwood flooring in all three bedrooms. The spacious master bedroom features a walk-in closet and updated ensuite bathroom. The ensuite is smartly designed with a separate vanity space and water closet, featuring a tub/shower. Down the hall, two more bedrooms offer large windows and wide closets with built-in organizer shelving. They share access to the renovated full bathroom, with a deep tub and quartz vanity.

The finished lower level extends your living space with a large family room, anchored by a gas fireplace. On this level you'll also find laundry facilities, and plenty of storage.



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Foyer	Main	6'4" x 5'5"
Living Room	Main	10' x 10'3"
Dining Room	Main	10'10" x 8'7"
Kitchen	Main	10'5" x 7'10"
Eating Area	Main	10' x 5'11"
Partial Bath	Main	5'7" x 4'6"
Full Bathroom	Second	7'9" x 4'11"
Master Bedroom	Second	13'6" x 11'10"
4-Piece Ensuite	Second	9'11" x 4'11"
Walk-In Closet	Second	7'10" x 4'4"
Bedroom	Second	12'2" x 8'10"
Bedroom	Second	11'4" x 9'6"
Family Room	Lower	17'6" x 17'4"
Laundry Room	Lower	n/a x n/a

Taxes \$3,352 / 2020

Includes

Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, Window Blinds, Light Fixtures, Automatic Garage Door Opener, Storage Shed.

Features

- Hardwood on the main level and in all bedrooms.
- Private double-wide driveway, so you can enjoy the convenience of side-by-side parking.
- Renovated powder room and full bathroom.
- Close to several schools, parks, and shopping along Strandherd Drive.

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REAL ESTATE TEAM



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