



1464 bourcier drive

QUEENSWOOD HEIGHTS • 4 BEDS • 4 BATHS

Welcome to 1464 Bourcier Drive in Queenswood Heights, Orleans, Ottawa. Enjoy privacy and comfort at this fully renovated single family home. With no rear neighbours and a generous pie-shaped lot, you'll have all the space your family needs.

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



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Pride of ownership is evident in the well-maintained exterior. Landscaping includes lavender gardens and an interlock pathway and steps to your front porch. You'll find ample parking for four cars in the driveway, as well as a large two-car garage. This home is adjacent to the park pathway, which affords extra space between neighbours.

French doors enclose the front entryway, which is equipped with built-in storage cubbies as well as a wide closet. Hardwood floors extend throughout the main level of the home, beginning with the spacious home office. You'll find the same elegant finishings in the sunken living room, such as brushed nickel door hardware and modern window treatments.

The formal dining room offers space to seat eight and more. The floor plan flows seamlessly into the updated kitchen (2015), featuring an island, quartz countertops, stainless steel appliances, tiled backsplash, and soft-close cabinets. For casual dining, an extension of the island seats four.

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The sunken family room offers space for your family together, and boasts a gas fireplace. Nearby, you'll find the powder room with mosaic tile feature wall and plenty of vanity storage. This home's storage options continue in the mudroom with laundry facilities, featuring a brand new (2021) folding table.

Hardwood continues to the second floor via the updated staircase, complete with iron spindles (2012). The large primary bedroom offers couples' closets, including one walk-in closet, and custom blinds. The ensuite bathroom offers heated floors for your comfort, as well as a vanity with twin vessel sinks. Prepare for the day in the large glass shower with a rainfall shower head, or relax in the deep Roman tub.

The upper level offers two additional bedrooms, appointed with hardwood floors and closets with built-in shelving. These share access to the full bathroom, similarly equipped with heated floors, a vessel sink, built-in storage, and classic subway tile around the tub / shower.

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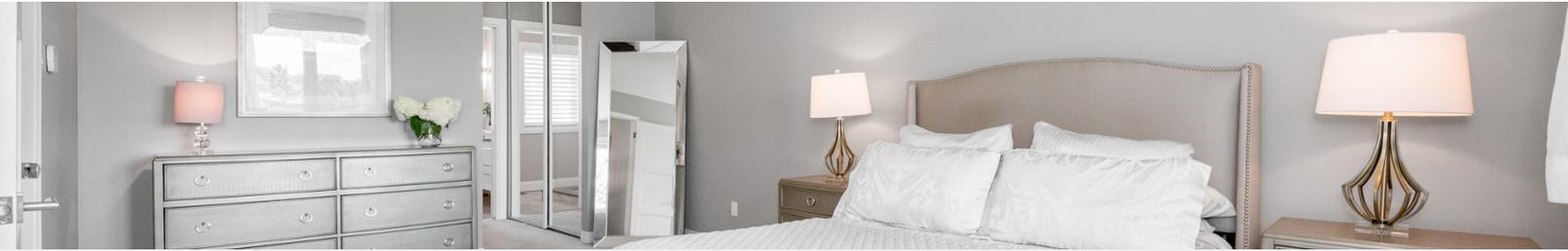
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The fully finished lower level extends your family's living space, and provides an opportunity to add a fourth bedroom to the home. The large recreation area is finished with durable laminate flooring and wired for surround-sound speakers. You'll find built-in cubbies for storage, as well as a serving bar with granite countertop. On this level you'll find a full bathroom with a corner shower and floating vanity. A separate room provides an ideal space for hobbies and activities, and connects directly to the storage area. This area is equipped with storage cabinets and pegboards for easy organization of your seasonal goods and tools.

The spacious backyard is fully enclosed by PVC fence, and faces Duford E. Centennial Park. Enjoy the warm weather on the interlock patio, or relax in the shade of the mature tree. The backyard is perfectly positioned to see the most breathtaking sunsets. Unwind after a long day and take in the stunning views.

1464 Bourcier Drive, you'll have all the benefits of living in the established neighbourhood of Queenswood Heights, close to amenities, schools, transportation and more. You will be within easy walking distance of two elementary schools, three parks, and the Queenswood Heights Community Centre.

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Foyer	Main	6'1" x 5'3"
Living Room	Main	17'4" x 11'6"
Dining Room	Main	13'11" x 11'11"
Den	Main	13'4" x 9'4"
Partial Bath	Main	6'3" x 5'1"
Kitchen	Main	21'3" x 13'2"
Laundry	Main	21'2" x 5'5"
Family Room	Lower	15'8" x 11'9"
Primary Bedroom	Second	18'2" x 11'9"
Walk-in Closet	Second	6'3" x 5'10"
Ensuite 5 Piece	Second	17'11" x 6'7"
Bedroom	Second	16'6" x 9'10"
Bedroom	Second	11'9" x 9'7"
Full Bath	Second	8'8" x 9'7"
Rec Room	Lower	30'5" x 22'

Full Bath	Lower	7'4" x 7'3"
Hobby	Lower	13'1" x 8'3"
Taxes		\$6,647/2021

Includes

Dishwasher, Freezer, Hood Fan, Microwave, Refrigerator, Stove, Washer, Dryer, Alarm System(as is), Central Vacuum, All Window Coverings (excl. drapes in dining room), Shelves in Mud Room, Storage Work Table w/Peg Boards, Cabinets in Storage, Auto Garage Door Opener.

Features

- Pie-shaped lot with no rear neighbours
- Upgrades: Kitchen(2011), Folding Table(2021) Iron Spindles (2012), Basement(2016), PVC Fence (2015)
- Enjoy breathtaking sunsets in the private backyard

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