

**152
KAMLOOPS
AVENUE**

**FOR SALE
\$ 1,898,000**

www.LuxuryOttawa.com
www.TheReps.ca

Completely renovated masterpiece located in
Ottawa's most exclusive neighbourhood. The
ultimate in luxury and active lifestyle



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This stunning home is one of a kind and will bring you and your family the lifestyle and peace you are looking for. The happy feelings begin while you are still driving towards the area passing the river and beach while seeing the sunshine glare off the water everyday adds a bit of serenity and peace to your commute reminding you to be mindful. Entering the neighbourhood makes you feel proud and confident that your work and focus has paid off and brought you to Ottawa's most luxurious neighbourhood and best kept secret, Revelstoke. With water access for your paddleboard, kayak, canoe, or cold morning swim whilst still being in the heart of the city, this feature is not easily replicated. The newly installed children's park with zip line, basketball, and surrounded by trees turns into an ice rink with heated change room in the winter months. The NCC greenspace located in the neighbourhood provides a stunning place to walk your pet year-round as well as wonderful trails for running, snow shoeing, nature walks or bird watching and water access.

From the moment you arrive you will notice the beautiful landscaping (2023) large multigenerational trees and huge 12 car driveway (2022). The oversized 3 car garage with inside entry, vaulted ceilings, 2 walk through doors and numerous windows will safely house all your toys. The main entrance welcomes you with a new gorgeous front door (2023) with privacy windows, new interlock (2022), google security cameras (2023), google doorbell (2023), and google door lock (2023) that can all be viewed and controlled remotely or from your central Google Command Center (2023).

As you enter you are greeted with natural light flowing through the sky light (2020) and welcomed immediately with stunning gold chandelier (2023), gorgeous natural color pre-engineered hardwood floors (2023) throughout the main and upper levels connected by an oak staircase (2023) and railings (2023). The main hallway has access to your remotely controlled google thermostat (2023) large entry closet (with WiFi and server setup, 2023)) and stunning powder room (all new in 2023) with floating toilet and vanity, floor to ceiling artistic tile and gold faucets and fixtures.

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Turn the corner in to the main open concept living area with vaulted ceilings, matching gold chandelier (2023), huge new windows (2023) throughout main and lower level with views of multi-generational trees in your front and rear yards. The flow of this home will leave you in awe. The stunning gas fireplace (2023) with 400-year-old reclaimed European wood mantle (2023) and cat 6 wiring (2023) for your entertainment center finish off the living room. The adjoining dinning room has more stunning new windows (2023) and a bar area with quartz counter waterfall (2023) and floating shelves designed and installed by Laurysen Kitchens (2023) and a high-end bar fridge (2023).



This leads us to the central hub of this stunning home – the kitchen (all new in 2023).

This leads us to the central hub of this stunning home – the kitchen (all new in 2023). All millwork was manufactured and installed by one of Ottawa leading suppliers Laurysen Kitchens.

Loads of counter space, cabinets, and matching counter to ceiling quartz backsplash. The luxury appliances (2022) are all matching matt white; the fridge is WiFi connected with stunning backlit wall and multi-temperature drawer, the 6-gas burner range and industrial strength hood fan will be a chefs dream with a sleek built in microwave/oven drawer. Along with the numerous cabinets and pot drawers there is also a dry pantry. Next to your kitchen is a versatile space that can be used as additional eating area or secondary family area.

The huge 9.5 ft silestone quartz island has ample seating (6 adults comfortably) and additional cabinets on the back end (with push open close to negate the need for handles). Stunning gold faucet with hidden hose, double apron white farm sink and proper placement of dishwasher form a perfect working triangle for maximum efficiency and flow.

The double patio doors (2023) and windows allow loads of natural light and stunning views of your private rear yard, large deck, and stunning multi-generational trees. The huge rear yard is versatile and has space for whatever your heart desires including a pool, hot tub, sauna, screen room, and more. There is a gas hook up conveniently located as well as an overhang and plugs which allows for a outdoor T.V. and electric fireplace. The rear yard has a large shed and access to large side yards with nice sloping and grading.

Heading back inside to finish off the main floor is your Principal Bedroom. This glorious main level bedroom is large enough for a California King bed with room to spare. No Principal Bedroom is complete without a huge walk-in closet (2023) that has a picture window (2023) for true natural light when deciding what to wear. This leads us to the jewel of the home which is the Principal Ensuite Bath (all new in 2023). This room is special with stunning and soothing details from the sandstone tiles to the huge walk-in glass shower with gold rain shower to the gorgeous free-standing tub with gold faucets and corner window views of your gorgeous trees from inside your bathtub. Floating toilet and his and her sinks along with very special alabaster stone sconce lights and stunning gold faucets. Ample storage space in all the bathrooms designed and installed by Lauryzen Kitchens.

The stunning home has many more features and details including two laundry rooms (one upstairs and one downstairs), three more large bedrooms, huge closets and three more stunning full bathrooms with gorgeous cabinets, tiles, and quartz counters. A finished lower level with space for a theatre room, a gym room, a wine cellar, storage and more.

Every detail has been looked after in this stunning move in ready showcase home. Come be the first to to live in this completely remodelled gem.





LOCATION

Walking distance to Beaches, Nature Trails, Parks and more whilst living in the heart of the city makes this unique location perfect for any lifestyle. Revelstoke is Ottawa's most exclusive neighbourhood and best kept secret. Walk to the water and launch your paddleboard or canoe in less than one minute without leaving your neighbourhood. This tightly-knit community is full of vibrant lovely growing families, it allows its residents to live a quiet or active lifestyle in a serene environment full of nature, whilst still being minutes from the downtown core, airport and hunt club golf course.



152 Kamloops AVENUE

- 8 " Pre-Engineered Hardwood on main and upper levels
- New Windows on main and lower levels
- Vaulted Ceilings

- Oversized 3 Car Garage
- New 12 Car Driveway
- 105' x 154' Lot
- Newly Landscaped
- New Stunning Front Door
- Two Oak Staircase's



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- Google Door Lock
- Google Door Bell
- Google Cameras
- Google Smoke Alarms

- Google Hub Max control centre
- Google Thermostat
- 400-year-old European reclaimed wood mantle



152 Kamloops AVENUE

- 2-Tone Laurysen Kitchen
 - Silestone Quartz Counter
 - LED Lighting Throughout
 - Quartz Backsplash
- WiFi connected back-lit multi temperature fridge
 - High end Pendant lights over 9.5 ft island



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- 6 gas burner Range
- Sleek Microwave Drawer/Oven
- Powerful Hood fan
- Double Apron Farm Sink

- 6 person eating area on island with additional cupboard space
- Gold Faucet with hidden hose



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Property Details

Year Built: 1957

Total Bedrooms: 5

Total Bathrooms: 5

Completely Remodeled

Outdoor Parking: 12

Indoor Parking: 3 Car Garage

Property Taxes: \$13,000/Approx

Room Dimensions

See Floorplan PDF

Roof (2019), Plumbing (2023), 200 Amp Electrical (2023), Too many features and upgrades to list. Be the first to live in this completely remodelled gem.



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- Main floor Principal Bedroom
- Luxurious 5-piece En-suite and Huge Walk-in Closet
- Alabaster Stone Sconces
- Quartz Counters
- Floating Toilet and Vanities
- Stunning Gold Fixtures and Faucets
- Huge Luxury Tiled Shower with Glass Enclosure



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- Upstairs en-suite Heated floors, 7.5 ft tiled shower, quartz counters, Laurysen cabinets and linen closet
- Laurysen cabinets and linen closet
- Artistic tiled wall and floor in luxurious main floor powder room
- Upper-level laundry room with quartz counters, double sinks



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- Lower-level laundry room/mudroom with garage access
- Lower-level full bathroom with tiled stand-up shower
- Large side yard, huge deck, multiple generational trees, room for pools, and more
- New park with zipline less than 1 minute walk
- Water access for paddleboards and canoe, dog park, and running trails less than 1 minute walk



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