



**1601
KINGSDALE**

AVENUE

THE REPS 
Real Estate Professionals

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From the moment you arrive, you will fall in love with the striking architecture, modern designs and warm earth tones that add a perfect balance and energy to this property-both inside and out.



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LOCATION

Blossom Park is a charming neighbourhood located in Ottawa's south end, which is located South of Hunt Club Road and East of the Airport Parkway, and has Conroy Road to its East and the NCC Greenbelt to its South. Blossom Park is home to many schools, parks and a large public library, making it a vibrant and inviting place to call home. There is also easy access to a beautiful parkland space along Sawmill Creek, and in the Pine Grove Park. OC Transpo's South-end Transit Station guarantees transportation to everywhere in Ottawa. The North South O-Train rail line passes near the western edge of the neighbourhood, at the South Keys station.



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PROPERTY
DETAILS



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PROPERTY
DETAILS

Neighborhood: 2605 Blossom Park; Kemp Park; Findlay Creek

MLS # 1130013

Lot Size/Acres: 53.12' x 100.07'

Taxes: \$9,000.00/2018

Style: Detached

Storeys: 2 Storeys

Year Built: 2011 Approx

Bedrooms: 4

Bathrooms: 5

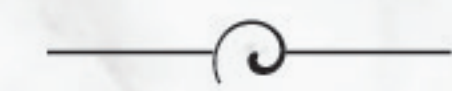
Garage Parking: 2 Car Garage, 3 Additional

Basement: Full/Fully Furnished

Heating: Forced Air

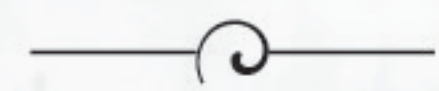
Fuel: Natural Gas

Inclusions: Dryer, Refrigerator, Stove, Washer, Wine Fridge, Air Exchanger, Alarm System, Auto Garage Door Opener, Projector, Microwave, Stairmaster, Treadmill, Furniture (negotiable), Outdoor furniture (negotiable), TV'S (negotiable)



PROPERTY

ROOMS & DIMENSIONS



PROPERTY

ROOMS & DIMENSIONS

DINING ROOM: 12' x 10' 6"

KITCHEN: 15' x 12'

FAMILY ROOM: 18' x 13'

DEN: 11' 3" x 9'

LAUNDRY ROOM: 10' x 9'

MASTER BEDROOM: 15' 11" x 13' 10"

BEDROOM 2: 13' 6" x 16' 11"

BEDROOM 3: 13' 6" x 10'

WALK-IN: 10' 2" x 9' 10"

WINE: 9' x 4' 4"

GYM: 13' 11" x 9' 10"

FOYER: 13' 7" x 12' 8"

SITTING: 16' x 9' 6"

SITTING2: 12' 6" x 9' 4"

UTILITY: 11' 4" x 9' 11"

PANTRY: 6' 5" x 3' 8"

HOME THEATRE: 16' 6" x 13"

RECREATION ROOM: 21' 10" x 13' 8"

STORE: 5' 9" x 5' 7"

STORE2: 10' 6" x 7'

OTHER: 13' 8" x 13'

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PROPERTY

HIGHLIGHTS



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PROPERTY

HIGHLIGHTS

- **Stunning Curb Appeal**
- **Gourmet Chefs Kitchen**
- **Large Pantry**
- **High-End Stainless-Steel Appliances**
- **Large Windows**
- **Bright and Airy**
- **Huge Lower Living Area**
- **Dedicated Home Theatre with Projector**
- **Built in Surround Sound**
- **Double Sided Fireplace**
- **Beautiful Hardwood Flooring**
- **Luxurious Master Ensuite**
- **Massive Walk in Closet**
- **Two Car Garage**
- **Wine Cellar**
- **Expertly Landscaped Property**
- **Room for future Pool/Hot Tub**
- **Wet Bar in Basement**
- **Home Gym with equipment included**
- **Second Bedroom with Ensuite**
- **Gas Fireplace feature in Master Ensuite**

1601 KINGSDALE AVENUE

You will be awestruck by the landscaping-from the driveway to the rear yard, to the private 7 ft hedges around the entire property.

- Stunning Curb Appeal
- Two Car Garage
- Expertly Landscaped Property



1601 KINGSDALE AVENUE

You'll be surprised at the amount of space available for activities and entertaining in this impressive rear and side yard -with room for a pool, hot tub and more.

- Room for future Pool/Hot Tub



1601 KINGSDALE AVENUE

Inside, the vaulted ceilings and impressive windows along with the superior layout add light and flow to all your family and friends' events and activities.

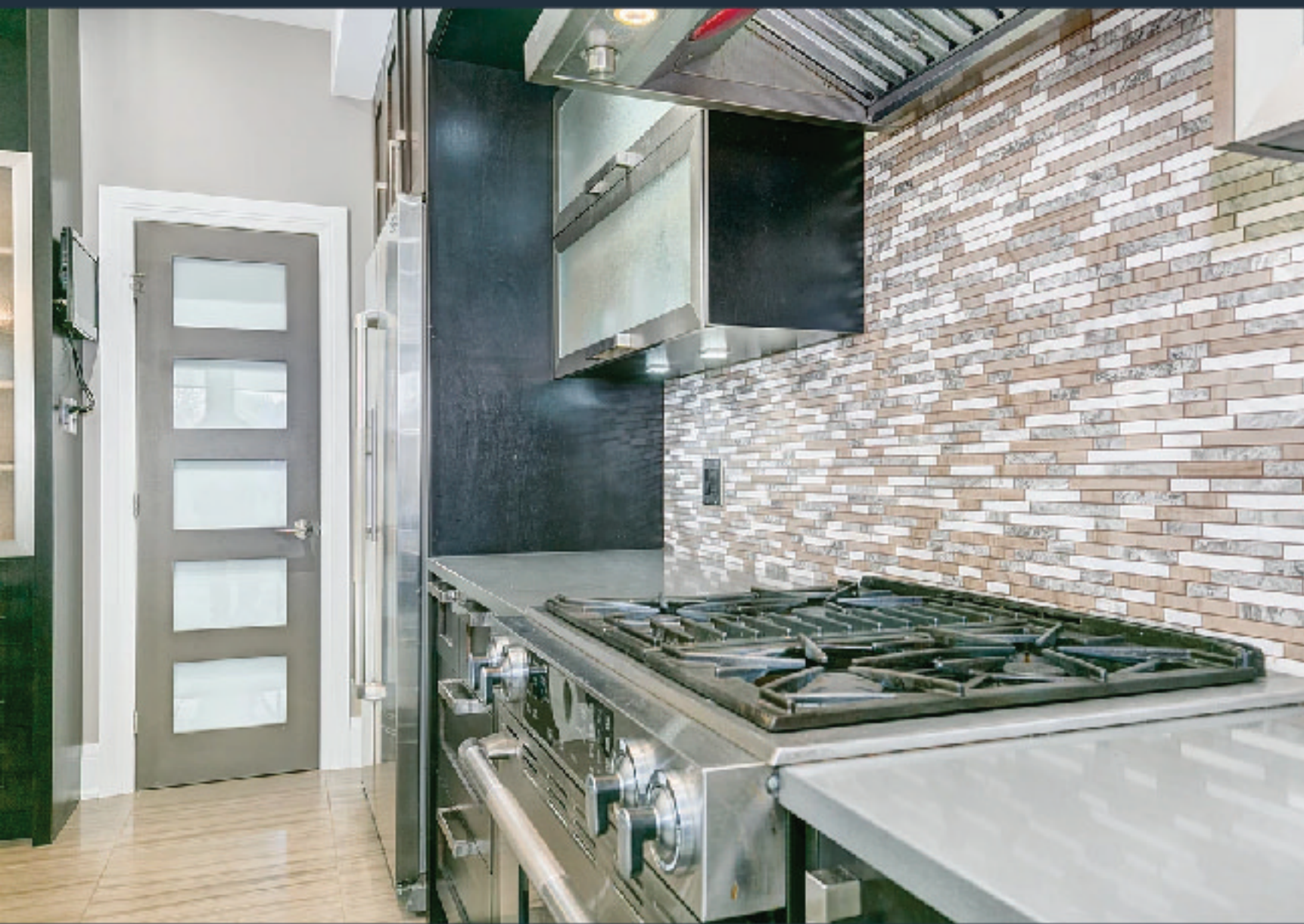
- Bright and Airy
- Large Windows
- Beautiful Hardwood Flooring
- Double Sided Fireplace



1601 KINGSDALE AVENUE

Gorgeous kitchen, large principal rooms, stunning features and amazing inclusions are common throughout.

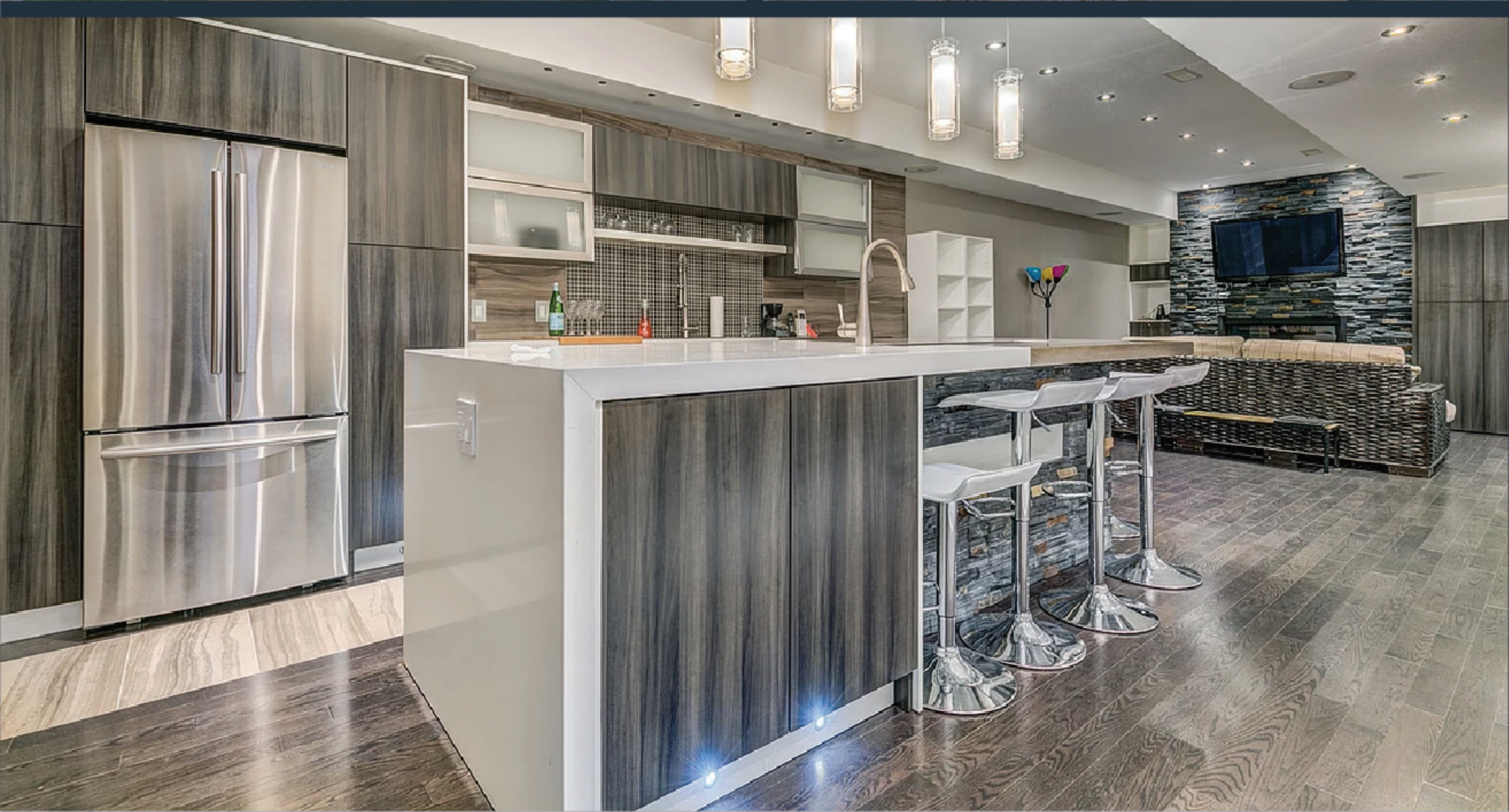
- Gourmet Chefs Kitchen
- Large Pantry
- High End Stainless Steel Appliances



1601 KINGSDALE AVENUE

Walk in wine room, theatre room with included projector, full Kitchen in basement, built in sound throughout, discreet security cameras- even lights built into your stone driveway and so much more.

- Huge Lower Living Area
- Dedicated Home Theatre with Projector
- Built in Surround Sound
- Wet Bar in Basement



1601 KINGSDALE AVENUE

The upper level has an abundance of space, privacy and bathrooms- including a stunning walk in closet with gorgeous built ins throughout.

- Massive Walk in Closet
- Luxurious Master Ensuite
- Second Bedroom with Ensuite





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