



WestOttawaRealEstate.ca  
 AndyOswald.ca



## 124 Terraview Drive

Deerwood Estates Grand Victorian style 2 storey home with wrap-around veranda nestled a on 2.7 acre premium lot backing onto mature forest offering complete privacy in the back yard. This elegant 4+1 bedroom 4 bathroom home is elaborately finished including beautiful hardwood floors, detail trim, solid cherry cabinetry in kitchen, custom built-in entertainment centre & shelving in Fam.Rm with ffp with access to covered deck that leads to pool, hot tub & gazebo. Large master with ensuite, fully finished basement with wood stove, a ffp in LRM & oversized 2 car garage. Oversized windows fill the home with natural light, providing beautiful views of the surrounding forest. There is a long list of updates & upgrades included in the feature sheet. Upgraded Hi-efficiency heat pump system provides economical heating & cooling. Located 10 minutes from Carp, with quick access to highway 417. (second well dedicated to lawn irrigation)



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## Main Floor

Foyer	21'4" x 11'8"
Living Room	22' x 13'3"
Dining Room	15' x 12'
Kitchen	12'4" x 12'11"
Dinette	10'8" x 9'
Family Room	17'4" x 12'
Den	14'4" x 10'5"
Partial Bathroom	

## 2<sup>nd</sup> Level

Master Bedroom	23'6" x 20'
4 pc Ensuite	
Bedroom	11'8" x 11'1"
Bedroom 2	13'4" x 11'4"
Bedroom 3	13' x 12'7"
Full Bathroom	

## Basement

Recreation Room	21' x 11'1"
Games Room	31'9" x 12'
+1 Bedroom	13'3" x 9'11"
Laundry	

## Additional Details

MLS # 111555

<b>Style</b>	Detached 2 Storey
<b>Year Built</b>	1990
<b>Garage</b>	2 Car Garage Attached
<b>Basement</b>	Fully Finished
<b>Flooring</b>	Hardwood, Tile, Carpet
<b>Bedrooms</b>	4 + 1
<b>Bathroom</b>	3.5

## Average Monthly Costs

<b>Hydro</b>	\$396.33/month apx
<b>Hot Water Tank</b>	\$33.28/month apx

<b>Yearly Taxes</b>	\$5254.00
<b>Heating</b>	Forced Air Electric, Heat Pump
<b>Air Conditioning</b>	Central

## Inclusions

Fridge, Built in Oven, Cooktop, Hood Fan, Dishwasher, Washer, Dryer, Auto Garage Door Opener, Alarm System, Above Ground Pool, Hot Tub, Storage Shed, Water Treatment

## Exclusions:

Portable Garage, Pool Table

