



Ottawa Executive House for Sale

1 Scova Crescent, Nepean
\$329,900

(613) 825-3744

dougross@rogers.com

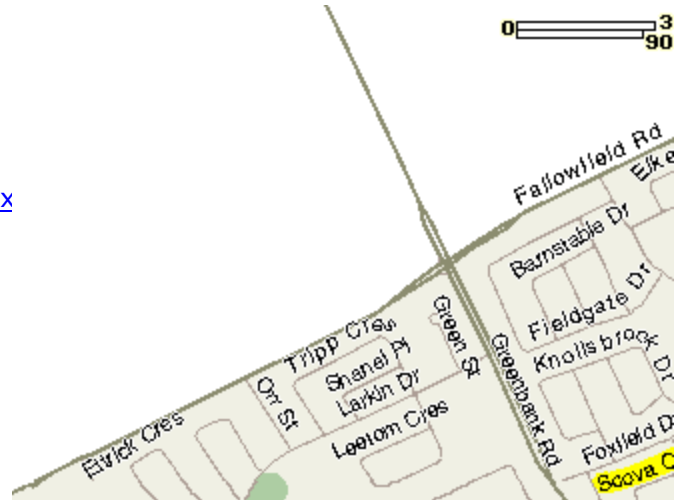


Charming 3+1 bedroom, custom-built, executive home with 4 bathrooms on a 62'X100' landscaped, private lot in a highly desirable neighbourhood.

PDF version for printing.

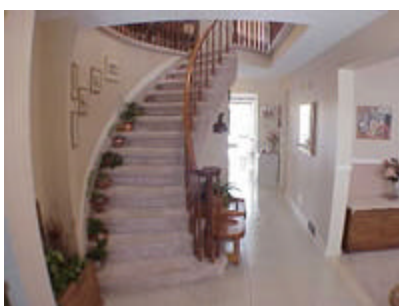
Neighbourhood

- Quiet crescent in Barrhaven on a corner lot
- Walk to public & high schools, churches, library, [Sportsplex](#) (swimming pools, hockey rinks, soccer, squash, etc.)
- Multitude of shopping within a few minutes (major grocery stores, Walmart, Canadian Tire, etc.)
- Parks and sportsfields a few minutes walking distance
- Prestige golf course ([Stonebridge](#)) around the corner
- New [Goodlife Fitness](#) Centre for Women
- One minute walk to [city bus](#) service (direct to downtown)
- Near VIA Rail [Fallowfield Station](#)
- Close access to Highways 416/417 (minutes from Kanata and Nepean business parks)



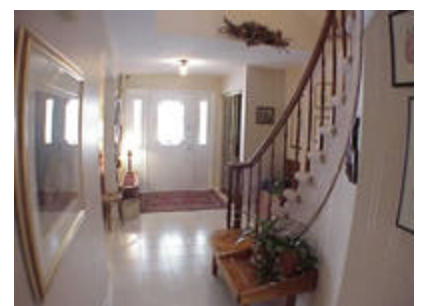
Features at a Glance

- Lot size: 62'X100'
- Finished area: 3450 sq ft (main and upper 2300, lower 1150)
- Professionally landscaped with mature shade trees, cedar hedges, perennial and vegetable gardens
- 3 bedrooms on upper level plus a fourth guest bedroom and private bathroom on lower level
- Spacious master bedroom (18'x14') with large walk-in closet
- 4 bathrooms (5 piece ensuite plus elevated roman bath)
- Large kitchen and eating area with loads of oak cupboards and pantry
- Ceramic tiles throughout in main areas (kitchen, entrance, halls, etc.)
- Sunken family room with oak railings and fireplace open to kitchen
- French doors separating dining/living room
- Tastefully decorated in neutral colours
- Tiled counter tops and backsplash in kitchen
- Includes six appliances, blinds, and draperies
- Main floor laundry



Entry

- Spacious and bright ceramic tiled front entrance
- Large double mirrored closet
- Additional entry through garage
- Patio doors to 12'X16' rear cedar deck
- Security system throughout
- Well lit





Lower level

- Professionally finished family room
- Spare bedroom/den (9'X12')
- Berber carpet
- Supplemental electric heating
- Oak and marble topped bar with pot lighting
- Large cold storage/fruit cellar (6'X23')



Mechanical

- Forced Air Gas furnace
- Central air conditioning
- Wood-burning fireplace in family room
- Built by a home contractor for his family in 1984

Contact

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Exterior

- Double garage with two automatic door openers
- Brick (first level) and stucco (second level)
- Front verandah (6'X23')
- Interlocking brick driveway
- Rear cedar deck (12'X16')
- Small interlocking brick patio (for hot tub!)

Price

- \$329,900
- very flexible closing dates



dining room



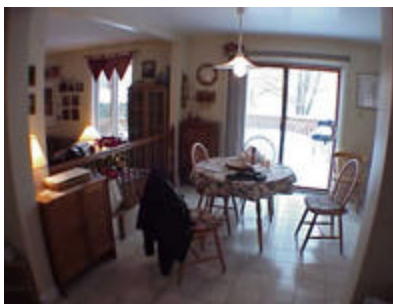
living room



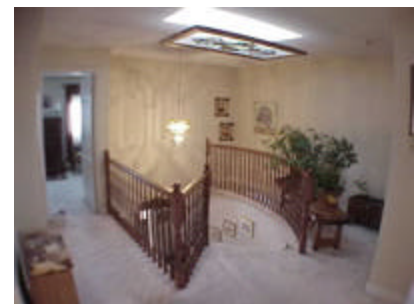
family room



kitchen



breakfast area



upper hallway



master bedroom



fourth bedroom



upper bathroom