## 6 Kenmare Place

Ottawa





Nestled on a quiet cul de sac, with a stunning list of features and a private south- facing backyard with no rear neighbours this home ticks all the boxes. No detail has been overlooked from the high-end renovations to the manicured gardens and lightfilled living areas of the home. Pride of ownership is evident from the moment you enter this home. The main floor features a powder room, an open concept living/dining room with access to the lovely backyard, a true chef- inspired kitchen with Miele appliances and granite counters. The 2nd floor primary bedroom offers a walk-in closet and a gorgeous ensuite completely renovated in 2018. There are 2 other spacious bedrooms and a family room is anchored by a wood-burning fireplace and is the perfect place to relax and enjoy movie night with the family. There is also a laundry & storage room on this level. Close to excellent schools, public transit and within walking distance to Costco. Original owners and no pets.





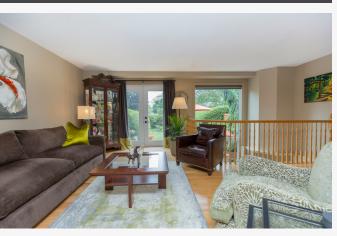
# 6 Kenmare Place CAROLINE JOHNSON

#### Ottawa



features the following upgrades:

- Main Bath renovated 2019
- Primary Ensuite renovated 2018
- Powder Room renovated 2017
- Front Hall Tile 2017
- Lennox Furnace and AC 2016
- Owned Hot Water Tank 2016
- Upgraded attic insulation 2015
- Kitchen counters and sink 2015
- Windows, skylight, Front Door 2012
- Roof (30 year Shingles) 2008
- Custom window covering and lighting fixtures throughout the
- New Zealand wool carpeting 2nd and lower floors







#### Lot Dimensions

20.6 ft X 136.1 ft

#### **Property Taxes**

\$3100 for 2021

#### **Average Monthly Utilities**

Ottawa Hydro \$67/month

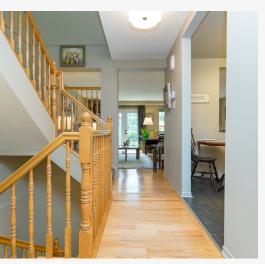
Enbridge Gas \$70/month

Water/Sewer \$100/Bi-monthly

- Year built 1990
- Heating Natural Gas Forced Air
- Central Air Conditioning
- Hot Water Tank is Owned
- Attached Garage

# 6 Kenmare Place Ottawa





















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### 6 Kenmare Place CAROLINE JOHNSON Ottawa



#### Main Level

Front entry 7.6 X 6.8

Custom French closet doors

Porcelain tile flooring

Powder Room 5.3 X 5.2

Renovated 2017

Pedestal vanity and toilet

Kitchen 10.2 X 10

Miele MasterChef self-cleaning oven

Miele Dishwasher and Induction cooktop

Stainless Steel Broan Hood Fan

Bosch Microwave convection oven

Jenn-Air Fridge with Filtered water spigot

Stainless Steel extra large sink with

Kohler spray faucet

Granite countertops

Custom pots and pan drawer

Porcelain Tile Floor

Living/Dining Room 19.6 X 15.4

Oak Hardwood Flooring

Access to backyard through French door

**Backyard** 

Private back gate access to road

Professionally landscaped

Interlock patio and step

Private sunny south facing backyard with

no rear neighbours

#### Second Level

Primary Bedroom 17.4 X 14.4

Renovated ensuite 2018 with porcelain tile floor, custom shower with rain shower head double sink

vanity and toilet

Walk in Closet

Bedroom (Office) 13.6 X 8.11

Cherry hardwood flooring

Custom wood closet doors

Guest Bedroom 13.6 X 10.1

Custom mirrored closet doors

Main Bath 10.1 X 4.9

Renovated in 2019

New bathtub, vanity, toilet

Porcelain Tile Floor

Lower Level

Family Room 22.6 X 18.11

Newly tiled ceiling with LED pot lights Wood

Burning Fireplace

Slate mantel and windowsill

Laundry Room 14.3 X 9.1

LG washer and dryer

Storage Room 10.1 X 7.9

Pedestals LED lights in Storage and Laundry room

Please Note: Information provided is believed to be accurate, however.

it is not warranted or to be used as part of any contract

All measurements from Matterport Floor Plan, measurements are 98% accurate.



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