

6 Kenmare Place

Ottawa

CAROLINE JOHNSON
REAL ESTATE



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 light-filled 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 renovated family bath in 2019. The lower-level 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.



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This meticulously maintained home 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 home
- 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

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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

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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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