

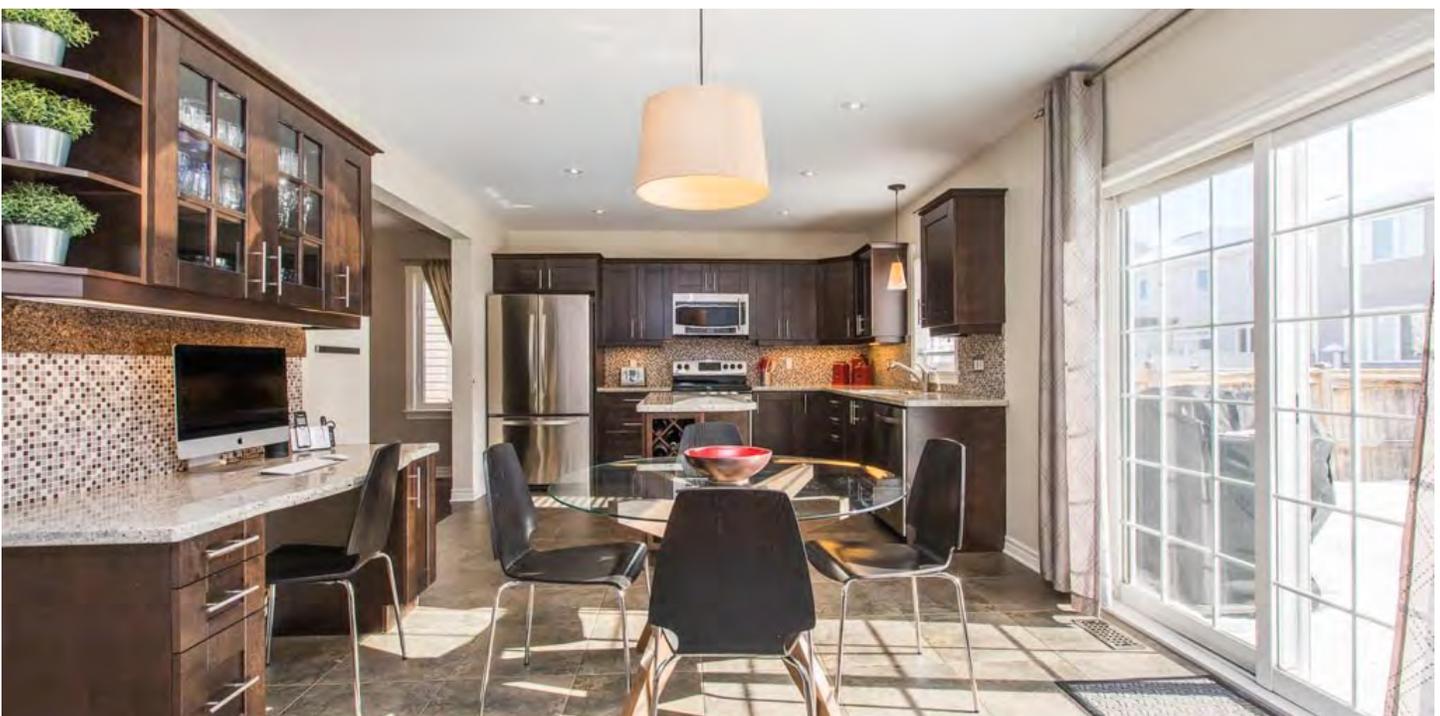
509 Mazari Crescent



CHRISTINE HAUSCHILD
REAL ESTATE TEAM

Designed with family and entertaining in mind, this gorgeous single family home offers incredible space for your family to enjoy both inside and out. The open-concept main level includes a welcoming foyer/mudroom area with great storage for families that are 'on the go'! The living and family room is a combined space which provides you with a flexible 'great room'. This sun-filled area offers a cozy gas fireplace, rich hardwood flooring and is a wonderful area to relax and entertain. The kitchen is well-appointed at the back of the home, and is accessible from both the great room and formal dining area. The 'Chef' in the family will enjoy sleek granite counters, stainless appliances, and rich cabinetry. There is also a convenient message centre with built-in desk and upper cabinetry for additional storage.

On the upper level, you will find four spacious bedrooms including the master suite with walk-in closet and luxurious ensuite bath. This level also accommodates a flexible den/office space to suit your needs; a fantastic home office or 'homework' area for kids. The fully finished lower level provides an incredible amount of additional living space in the spacious rec room and games area; great for entertaining or as a separate play space for kids. This level also includes a spacious guest bedroom, full bath with shower, beautiful laundry room and great storage options. Outside, the fenced yard provides you with the opportunity to simply enjoy the great outdoors. Set in Stittsville's sought-after Deer Run community; you are close to wonderful schools, parks, walking trails and local activities. A wonderful opportunity awaits!





MAIN LEVEL

Foyer/Mudroom:	18' 4" x 7' 2"
Living Room:	14' 6" x 11' 11"
Family Room:	16' x 11' 10"
Dining Room:	12' 11" x 11' 8"
Kitchen:	12' 3" x 12'
Eating Area:	12' 2" x 8' 6"
Powder Room:	7' x 2' 10"

UPPER LEVEL

Master Bedroom:	14' 10" x 12' 4"
Walk-in Closet:	6' 1" x 5' 5"
Master Ensuite:	10' 11" x 10' 8"
Bedroom:	11' 11" x 11' 11"
Bedroom:	11' 11" x 11' 10"
Bedroom:	10' 10" x 10' 10"
Main Bath:	10' 10" x 4' 11"
Den/Office:	9' x 7'

LOWER LEVEL

Recreation Room:	21' 7" x 10' 3"
Bedroom:	12' 10" x 11' 9"
3 Piece Bath:	9' 9" x 4' 10"
Games Room:	13' 3" x 9' 4"

Schools close by: Westwind Public School, Guardian Angels School, South Carleton Secondary School, Sacred Heart High School

UPDATES

2016 - 16' x 10' Western Red Cedar Deck

DETAILS

Taxes:	\$4996.84/2018 (approx.)
Lot Size:	41.99 x 104.99
Bedrooms:	4+1
Bathrooms:	3.5
Builder:	Talos Homes
Square Footage:	2,380 + lower level (MPAC)
Built:	Approx. 2008
Style:	Detached, 2-storey
Possession Date:	May 31, 2019 or TBA
Rental Equipment:	Hot water tank
Heating:	Forced air, natural gas
Cooling:	Central air
Exterior:	Siding, Stone
Fireplace:	1x gas

Inclusions: fridge, stove, dishwasher, built-in microwave/hood fan, washer, dryer, gas line for BBQ, gas line for stove, auto garage door opener with 2x remotes and keypad, all window coverings, all light fixtures, central vacuum and accessories including powerhead, central air conditioner, Nest thermostat, 2x Nest CO2/Smoke Detectors, Nest Doorbell/Camera, 2x ceiling fans, alarm system, 3x TV brackets, deck, shed

Exclusions: freezer, 3x wall mounted TVs, speakers on wall in basement



Visit www.christinehauschild.com for additional photos & video tour.

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