



156 Coyote Crescent



CHRISTINE HAUSCHILD  
REAL ESTATE TEAM

Set in the sought-after Deer Run community, on a mature street lined with beautiful executive homes, is 156 Coyote Crescent; an exceptional single family home backing onto lovely ravine greenspace. This custom Holitzner home offers elegant entertaining spaces, hardwood flooring and incredible space for your family to enjoy. The formal living room features an open to above high ceiling, large windows and is open concept to the spacious dining area. The gourmet kitchen is absolutely exquisite with sleek granite counters, spacious island with prep sink, modern stainless appliances, walk-in pantry, rich cabinetry and a wonderful buffet/bar area with shelving for your glassware or cookbooks! The two-storey family room provides a relaxing space to unwind by the gas fireplace and enjoy views of the private yard and beyond. The upper level is fantastic for large families! The master retreat includes a beautiful ensuite bath with soaker tub and glass shower and the three additional bedrooms are all generous in size. On the fully finished lower level you will find an incredibly flexible space to suit your needs. You can enjoy many hobbies on this level in the recreation area, there is also a games/play space as well as an additional bedroom and full bath. Outside, you can enjoy the privacy of back hedges and easy access to the ravine area; great for hiking and getting around the neighbourhood. This Stittsville community is in close proximity to fabulous schools, parks and recreational activities. Simply move in and enjoy this fantastic family home!







## MAIN LEVEL

Foyer:	7' x 6' 2"
Walk-in Closet:	5' 7" x 4' 10"
Living Room:	12' 4" x 10' 2"
Dining Room:	14' 2" x 10' 4"
Den:	11' x 9' 11"
Eat-in Kitchen:	18' 6" x 15' 1"
Walk-in Pantry:	4' x 4'
Family Room:	17' 9" x 13'
Powder Room:	8' 4" x 4' 4"
Laundry:	10' 2" x 7' 4"
Mudroom:	5' x 4' 10"

## UPPER LEVEL

Master Bedroom:	18' 3" x 13' 1"
Walk-in Closet:	7' 9" x 5' 10"
Master Ensuite:	15' x 12' 6"
Bedroom:	11' x 10' 9"
Bedroom:	10' 11" x 10' 11"
Bedroom:	13' x 10'
Walk-in Closet:	5' 5" x 4' 3"
Main Bath:	11' x 7' 5"

## LOWER LEVEL

Recreation Room:	35' 2" x 19' 8" ('L Shape')
Games Area:	23' 7" x 9' 2"
Bedroom:	10' 7" x 10' 4"
3 Piece Bath:	10' 7" x 10' 4"
Storage:	10' x 10' 2"

## DETAILS

Taxes:	\$5,756.77/2018
Lot Size:	50.00 x 104.99
Bedrooms:	4+1
Bathrooms:	3.5
Builder:	Holzner
Model:	Custom
Built:	2009
Style:	Detached, 2-storey
Possession Date:	July 3rd, 2019 or TBA
Rental Equipment:	Hot water tank
Heating:	Forced air, natural gas
Cooling:	Central air
Exterior:	Brick, siding
Fireplace:	1x gas

**Inclusions:** fridge, stove, dishwasher, hood fan, washer, dryer, all light fixtures, all window coverings, auto garage door opener with 2x remote and keypad, central air conditioner, Nest thermostat, rough-in wiring for home theatre, radon mitigation system

**Exclusions:** n/a

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



Visit [www.christinehauschild.com](http://www.christinehauschild.com) for additional photos & video tour.

## Christine Hauschild, Sales Representative

Royal LePage Team Realty Christine Hauschild  
[www.christinehauschild.com](http://www.christinehauschild.com)

613-592-0062

[info@christinehauschild.com](mailto:info@christinehauschild.com)

