

\$939,000 - 163 Yoho Drive, Ottawa

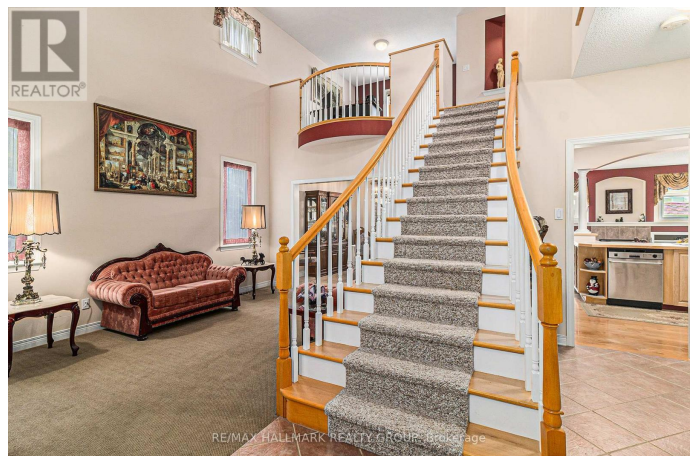
MLS® #X12027339

\$939,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

9004 - Kanata - Bridlewood, Ottawa, Ontario

NEW PRICE!! Welcome to this stunning Holitzner home situated on a prime corner lot in the highly sought-after Bridlewood. Fantastic curb appeal with charming wrought iron fence and impeccably maintained grounds with inground sprinkler system. As you step inside this expansive 3,400 sqft home, you are greeted by a dramatic vaulted ceiling in the front great room, creating an immediate impression of grandeur and openness. The front of the home features a convenient office with large windows that flood the space with natural light, offering an inspiring workspace with open concept window walls that seamlessly connect to the interior. The heart of the home is the large, open-concept kitchen and family room. This inviting space is kept cozy with a natural gas fireplace and brightened by gleaming hardwood floors that run throughout. The kitchen is a chefs delight, offering ample cabinetry and a cozy built-in eat-in area, perfect for intimate family meals. The delightful sunroom that overlooks the backyard, which is truly an oasis. The beautifully landscaped yard and serene water garden inhabited with Koi fish provides a peaceful retreat right at home. The formal dining room exudes elegance with travertine flooring, providing an ideal setting for hosting dinner parties. The second floor is exceptionally spacious, featuring a loft area that overlooks the great room below. This space can easily be converted to an additional bedroom if needed. The primary bedroom is a



luxurious haven, complete with two walk-in closets and a lavish 5-piece ensuite. The other bedrooms are also generously sized and filled with natural light. The lower level of the home is partially finished, offering a flex room that can be tailored to your needs, currently used for 2nd office. There is also ample storage and plenty of potential for further finishing. With its gorgeous design, fantastic location, and endless possibilities, this Holitzner home is the perfect blend of elegance and comfort.
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Essential Information

Listing #	X12027339
Price	\$939,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	163 Yoho Drive
Subdivision	9004 - Kanata - Bridlewood
City	Ottawa
Province	Ontario
Postal Code	K2M2V4

Amenities

Amenities	Fireplace(s)
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	55 x 100.6 FT
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



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