

\$1,099,995 - 71 King George Street, Ottawa

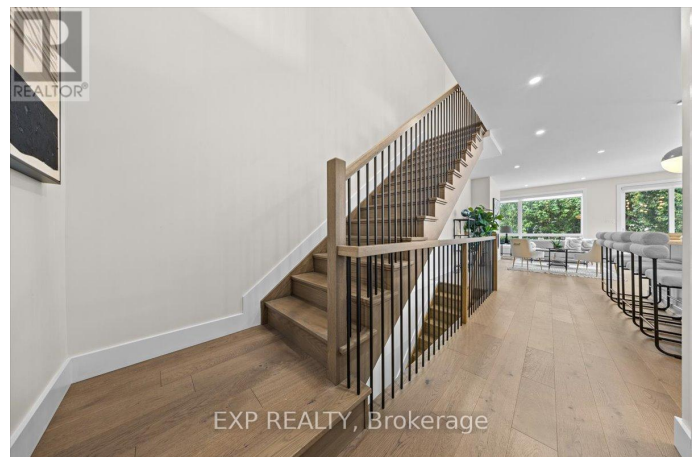
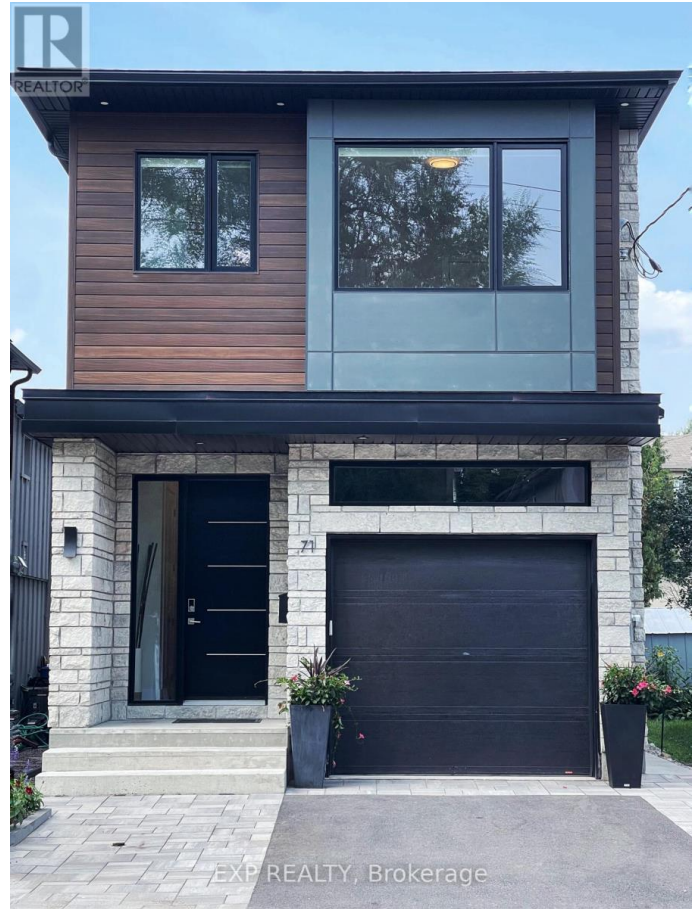
MLS® #X12424584

\$1,099,995

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

3502 - Overbrook/Castle Heights, Ottawa,
Ontario

Modern Elegance Meets Custom Craftsmanship A Truly Exceptional 2022 Build. Step inside this thoughtfully designed home with premium features that set it apart from the ordinary. From the moment you arrive, the striking modern exterior, accented with natural textured stone and durable Hardie board siding, makes a bold, stylish statement. A grand 11-foot-high front entry welcomes you into a bright and beautifully crafted interior. The heart of the home is a state-of-the-art kitchen, complete with custom cabinetry, designer hardware, and a one-of-a-kind quartzite countertop and island. Gourmet cooking is a dream with a premium six-burner gas range, pot filler faucet, and high-end appliances that will inspire any home chef. Designed for seamless entertaining, the open-concept main floor flows effortlessly between the living and dining areas, anchored by a sleek linear gas fireplace. Oversized windows and 9-foot ceilings on both the main and second levels flood the home with natural light, highlighting the warm tones of the wide-plank engineered white oak flooring and stairs. Upstairs, the spacious primary suite offers a peaceful retreat, featuring a walk-through closet and a luxurious private ensuite. Secondary bedrooms are generously sized and share a full bathroom. Laundry conveniently located on this level. The lower level adds versatility with a separate side entrance, full bathroom, and a large bedroom



or home office, ideal as a private guest suite, teen retreat, or easily converted into a legal Secondary Dwelling Unit (SDU) with modest upgrades. Outside a beautifully finished backyard that offers a private oasis with minimal upkeep, perfect for relaxing, entertaining, or enjoying warm evenings with ease. Perfectly situated close to shopping, transit, and minutes to downtown, this turnkey home offers the perfect blend of modern comfort, thoughtful design, and unbeatable location. Don't miss the opportunity to fall in love with a home that truly has it all. (id:6289)

Essential Information

Listing #	X12424584
Price	\$1,099,995
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	71 King George Street
Subdivision	3502 - Overbrook/Castle Heights
City	Ottawa
Province	Ontario
Postal Code	K1K1V4

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools, Fireplace(s)
Utilities	Electricity, Sewer
Features	Carpet Free
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener rem Dishwasher, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Stone, Vinyl siding
Lot Description	25 x 92.9 FT
Foundation	Poured Concrete

Listing Details

Listing Office	EXP REALTY
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