

\$699,000 - 325 Farincourt Crescent, Ottawa

MLS® #X12472419

\$699,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

1117 - Avalon West, Ottawa, Ontario

Welcome to 325 Farincourt Crescent, one of the sought-after 'Bungalows of Chaperal', nestled in a luxurious adult lifestyle community. Built by Tamarack, this beautiful end-unit home offers an adult-focused floor plan designed for comfort and convenience in a quiet, welcoming neighbourhood. From the front patio walkway, you're greeted by an inviting covered verandah that sets the tone for the warmth inside. The main level features 9' ceilings, hardwood and tile flooring, and an open-concept living space filled with natural light from a wall of windows & patio door walk out to the backyard plus an additional window in the dining area. The kitchen is the highlight of the home, featuring a center breakfast island, backsplash, pantry, pot lights, and included appliances and stools. At the front of the home, a bright and versatile den offers the perfect space for an office or guestroom. The spacious primary bedroom includes a walk-in closet and a 3-piece ensuite with an updated walk-in shower, while a must-have main-floor laundry/mudroom with inside garage access completes the level. The fully finished lower level extends your living space with a generous recreation room featuring an electric fireplace, a second bedroom with a large window and walk-in closet, a 4-piece bath, and ample storage. Outside, the fenced backyard is beautifully landscaped with a patio, gardens and garden shed, ideal for low-maintenance outdoor enjoyment. Living here means more than just a home-it's a lifestyle. With an annual



association fee of only \$415, you'll enjoy access to the vibrant clubhouse/recreational center with a heated in-ground pool and activities for this Adult Living Community. Some photos virtually staged. (id:6289)

Essential Information

Listing #	X12472419
Price	\$699,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	325 Farincourt Crescent
Subdivision	1117 - Avalon West
City	Ottawa
Province	Ontario
Postal Code	K4A0M6

Amenities

Amenities	Park, Public Transit, Fireplace(s)
Features	Irregular lot size, Lane
Parking Spaces	2
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater - Tankless, Alarm System, Dishwasher, Dryer, Freezer, Garage door opener, Hood Fan, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	33.2 x 88.5 FT
Foundation	Concrete

Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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