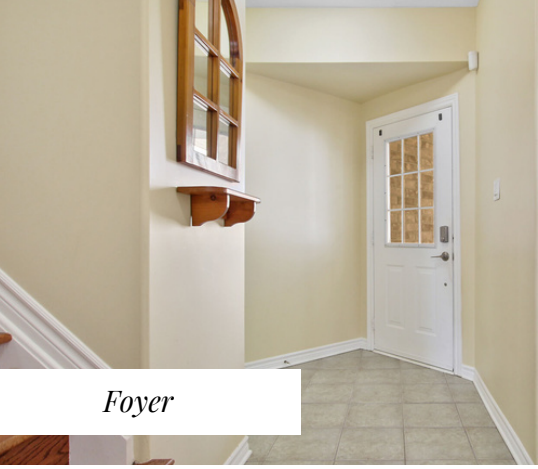




691 Vermillion Drive

\$850,000

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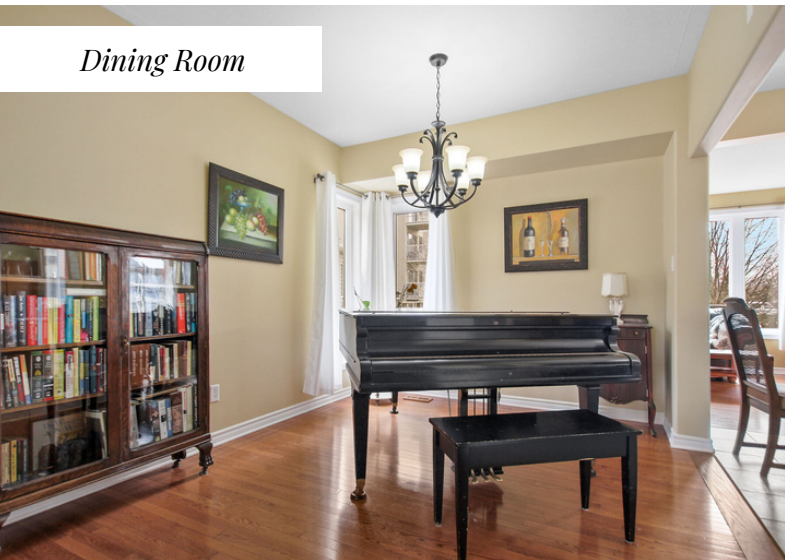
Foyer



Living Room



Living Room



Dining Room



Information herein deemed reliable but not guaranteed.

Kitchen



Kitchen



Eating area



Home Details

- Beautifully maintained 2 storey Braebury Homes - Model Van Gogh IV 2004 with 4 bedrooms and 2.5 bathrooms. Double car garage with inside access.
- Great location in the sought-after community of Riverside South.
- The front yard has a large tree, a perennial garden in front of the veranda and patio stones to the front steps & front door, is only the beginning of this exceptional home.
- If you are looking for a beautifully maintained family home, this is the one.
- Close to great schools, park, public transport, nearby shopping & restaurants in Riverside South.
- Riverside South is surrounded by nature and beautiful walking trails.

Information herein deemed reliable but not guaranteed.

Family Room



Family Room



Family Room



Powder Room



Laundry Room



Information herein deemed reliable but not guaranteed.

Home Details

Main Level

- When you enter this home, you will notice the ceramic tile floors in foyer and hallway. with double clothes closet.
- The spacious living room with large bay window offers plenty of natural light, natural gas fireplace with mantle & gleaming hardwood floors.
- The dining room is perfect for family gatherings with plenty of space for a table and hutch, with chandelier. There is currently a grand piano in this space.
- 9 foot ceilings are featured on the main level.
- Gleaming hardwood and tile floors are featured on main and second levels.
- The kitchen provides plenty of cabinetry & counter space with tiled backsplash. There is a convenient pantry cupboard and desk. The large eating area provides space for a family table. Double stainless sink with window overlooking the deck and yard. The fridge, stove, hood fan, dishwasher and microwave are included.
- The main floor family room features 3 large picture windows providing plenty of natural light and is a great space for family to gather and relax. Patio doors lead to deck with Gas BBQ hookup and fenced backyard.
- The front hallway leads to a main-floor powder room, laundry room with washer & dryer and inside access to double car garage with automatic garage door opener.

Second Level

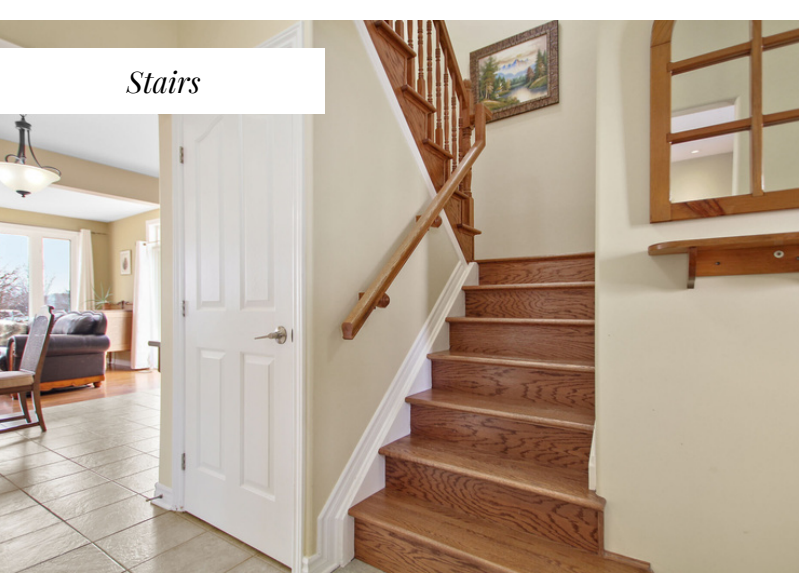
- Hardwood staircase leads to the upper level.
- There are 4 well sized bedrooms each boasting ample closet space, one with a walk-in closet and large picture windows.
- The spacious primary bedroom offers space for a king sized bedroom set, large picture windows, 2 double closets and a 4-piece ensuite.
- The 4-piece ensuite has a vanity with sink and cabinet, shower with glass door, soaker tub with tiled surround, toilet, tiled floor & 2 picture windows.
- Main bathroom has a large vanity with double sinks, cabinets & drawers, 1-piece tub, toilet & tile floors. Plenty of light from the 2 windows.

Lower Level

- Quality carpeted stairs lead to the lower level. The quality carpet extends throughout the finished area of the lower level.
- The lower level offers a large recreation room with plenty of space for the whole family to enjoy movie night. A separate area is perfect for family board games. Built-in cupboards and 2 large closets are perfect for additional storage.
- A hobby room area is perfect for a small music room or hobby space.
- Flat ceilings are featured throughout the lower level.
- There is a rough in for a future bathroom.
- The utility room has plenty of storage space.

Information herein deemed reliable but not guaranteed.

Stairs



Primary Bedroom



Primary Bedroom



Ensuite Bathroom

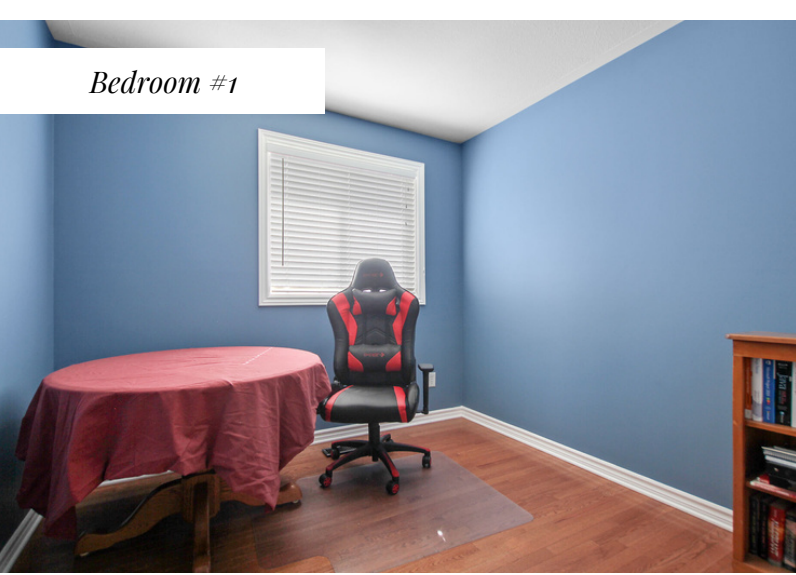


Ensuite Bathroom

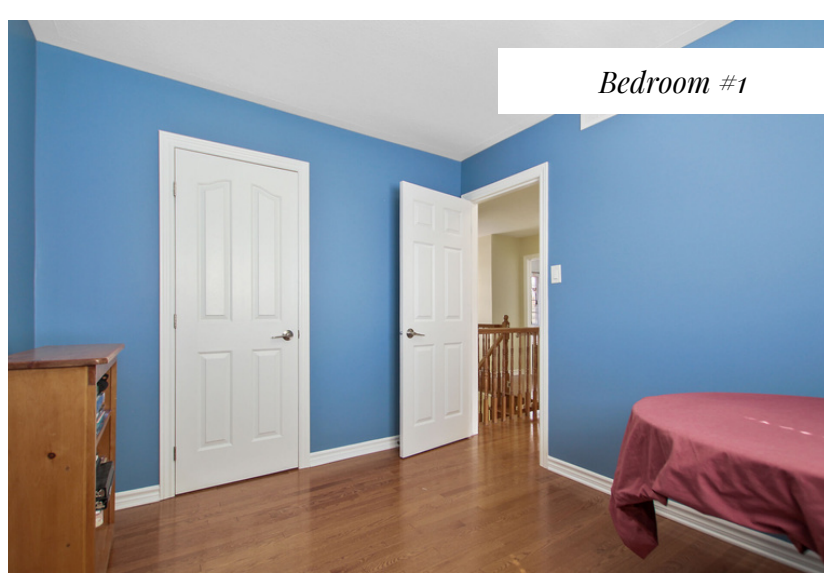


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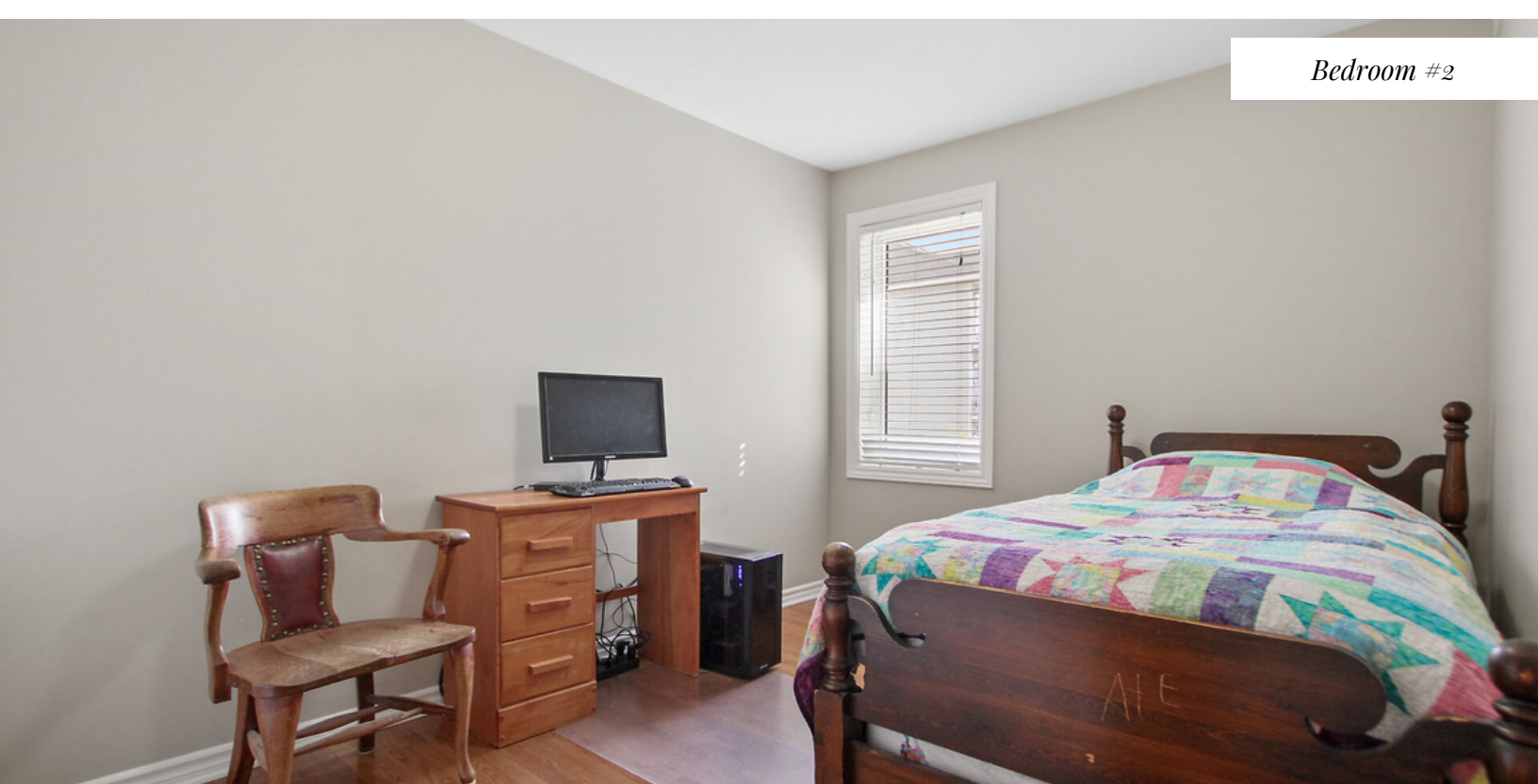
Bedroom #1



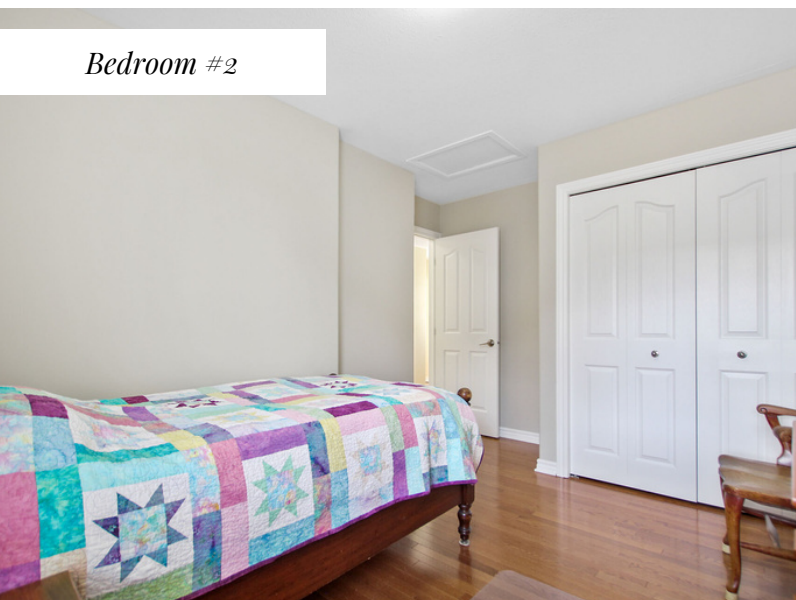
Bedroom #1



Bedroom #2



Bedroom #2



Bathroom



Information herein deemed reliable but not guaranteed.

Upper Hallway



Bedroom #3



Bedroom #3



Room Sizes

Main Floor

Foyer - 8'5" x 5'11"
 Living Room - 12'6" x 11'11"
 Kitchen - 11'0" x 10'2"
 Family Room - 19'0" x 11'8"

Powder Room - 6'2" x 2'7"
 Dining Room - 10'10" x 9'10"
 Eating Area - 10'6" x 9'6"
 Laundry Room - 6'2" x 5'4"

Second Level

Primary Bedroom - 16'9" x 11'6"
 Bedroom 1 - 13'6" x 9'5"
 Main Bathroom - 10'9" x 5'8"
 Walk-in Closet - 6'3" x 5'8"

4-piece Ensuite - 10'1" x 8'2"
 Bedroom 2 - 10'8" x 8'11"
 Bedroom 3 - 10'5" x 9'1"

Lower Level

Recreation Room - 21'8" x 19'9"
 Bath rough-in - 8'10" x 7'9"
 Utility Room - 13'11" x 9'1"

Hobby Room - 9'3" x 8'2"
 Storage Room - 9'1" x 9'1"

Information herein deemed reliable but not guaranteed.

Recreation Room



Hobby Room



Recreation Room



Backyard



Backyard



Information herein deemed reliable but not guaranteed.

Other Info:

- **Taxes:** \$ 5403.44 for 2023
- **Builder:** Braebury Homes
- **Model:** Van Gogh 1V 2004
- **Year Built:** 2005 approximately
- **Legal Description:** LOT 206, PLAN 4M1144, OTTAWA, subject to an easement in favour of the City of Ottawa, over part 46 on Plan 4r17215, as in oc266846
- **Rental:** None
- **Inclusions:** Fridge, stove, dishwasher, Microwave/hood fan, washer, dryer, auto garage door opener and remote(s), central vacuum, hot water tank

Updates:

- House freshly painted August 2023
- Furnace March 2022
- Hot Water Heater - owned - 2022
- Stove and dishwasher 2020
- Washer and Dryer 2020
- Roof resingled 2019
- Basement finished 2012



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