



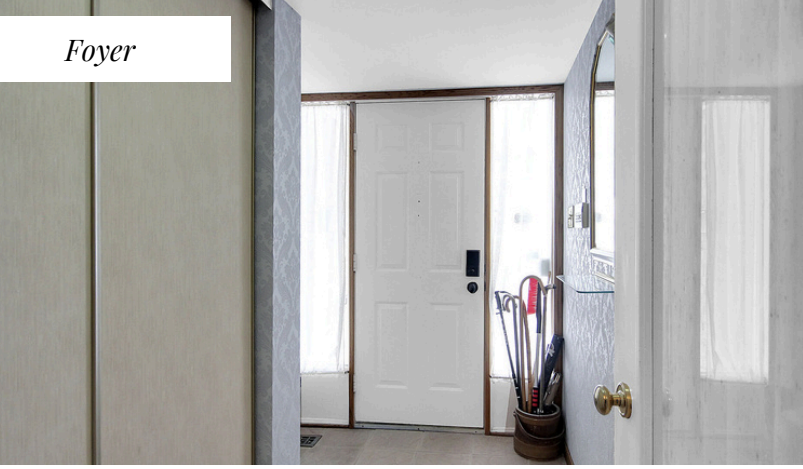
*13 Melville Drive*

**\$699,900**

**RE/MAX**  
Absolute Realty Inc.  
Brokerage, Each Office Independently Owned and Operated.



*Foyer*



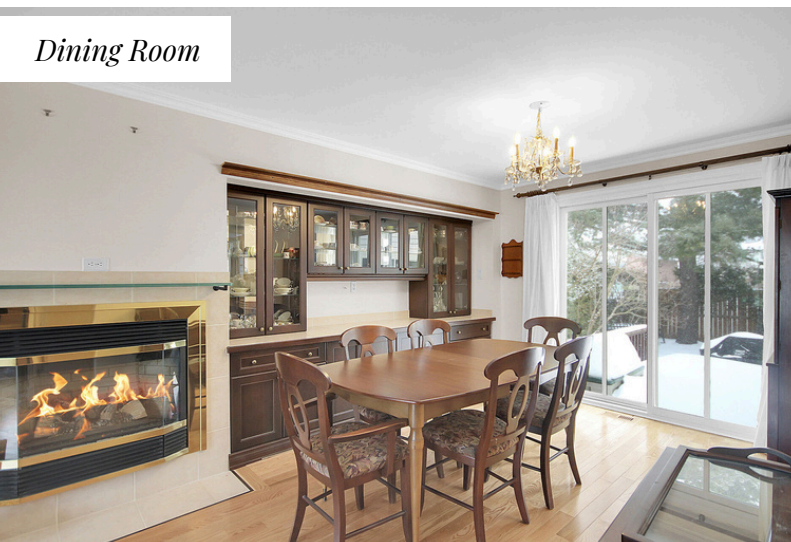
*Living Room*



*Living Room*



*Dining Room*



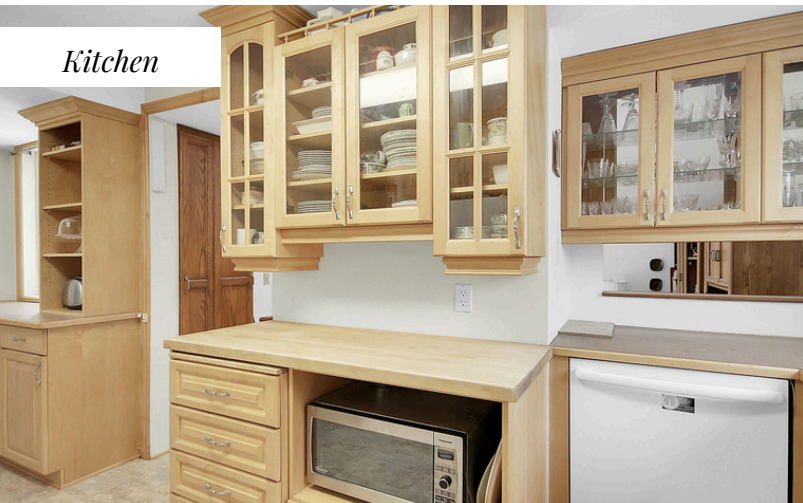
Information herein deemed reliable but not guaranteed.



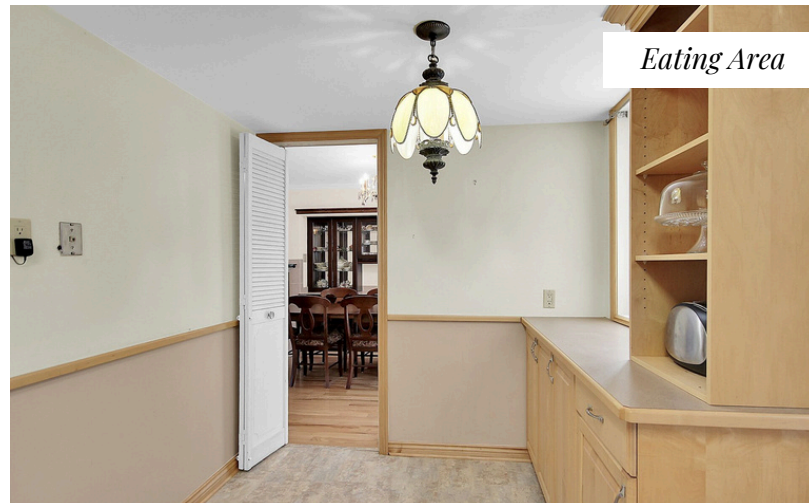
*Kitchen*



*Kitchen*



*Eating Area*



## *Home Details*

- Nestled on a sought-after, family-friendly street in the desirable Barrhaven-Pheasant Run community.
- Beautifully maintained by long-time owners, this 4-bedroom, 3-bathroom detached home offers an ideal blend of space, comfort, and convenience.
- Situated on a 55' x 100' lot, this 2 storey home boasts plenty of living space, perfect for growing families.
- Enjoy the benefits of living in a well-established neighborhood, just minutes from top rated schools, parks, shopping, transit, and recreation facilities.
- A wonderful opportunity for families looking for a spacious home in a prime location!



*Family Room*



*Family Room*



*Family Room*



*Bedroom #1*





# Home Details

## Main Floor

- Step inside to a welcoming foyer with a double closet and inside entry from the garage.
- The bright and inviting living room features a bay window, hardwood floors, and a cozy gas fireplace, seamlessly flowing into the formal dining room, complete with crown molding, built in buffet & patio door leading to the yard.
- Hardwood flooring in the living room & dining room enhances the open, airy feel, with large windows letting in an abundance of natural light.
- The spacious eat-in kitchen offers ample cabinetry and display cabinets, generous counter space and a spacious eating area, perfect for hosting family meals.
- Direct sightlines to the adjoining family room, which is slightly sunken for added character. This warm and inviting space features a second fireplace, vaulted ceilings, skylight, and a patio door leading to the side deck, creating an excellent indoor-outdoor connection. Outside, the fenced backyard provides a private retreat, perfect for relaxing or entertaining.
- A 2-piece bath room has a vanity with sink & cabinets, toilet and tiled flooring.
- Attached 2-car garage and a private double driveway.

## Second Floor

- Upstairs, the primary bedroom boasts a 3-piece ensuite, while 3 additional well-sized bedrooms share a 4-piece bathroom with a soaking tub.
- The primary bedroom is spacious with triple closet doors, a large picture window providing plenty of natural light and a 3-piece ensuite bathroom
- The ensuite bathroom has a vanity with sink and cabinets, a corner shower unit, toilet, tile flooring and a window.
- The main bathroom has a vanity with built-in sink, cabinets and drawers, tub with tile surround, toilet and tile floors.

## Lower Level

- The lower level offers fantastic potential, featuring a laundry area, a cold storage room, and ample space for future development, whether it's a recreation area, home gym, or workshop.
- The basement includes, a laundry room, a massive storage room and a cold storage room.



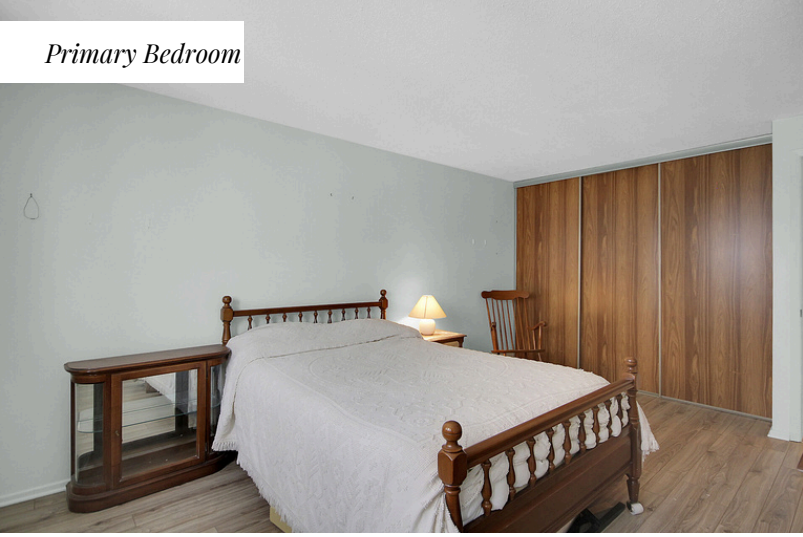
*Bedroom #2*



*Bedroom #2*



*Primary Bedroom*



*Primary Bedroom*



*Primary Bedroom*



*Ensuite Bath*



*Main Powder Room,*







*Main Bathroom*



*Bedroom #3*



*Bedroom #3*

## *Room Sizes*

### *Main Floor*

Foyer -	8'3" x 5'11"
Living Room -	14'0" x 13'5"
Dining Room -	11'6" x 11'5"
Kitchen -	17'3" x 10'10"
Family Room -	13'0" x 12'5"
Powder Room -	5'0" x 5'0"

### *Lower Level*

Laundry Room -	8'1" x 7'3"
Storage Room -	26'0" x 12'0"

### *Second Floor*

Primary Bedroom -	15'11" x 11'5"
3-piece Ensuite -	5'1" x 5'0"
Bedroom #1 -	11'11" x 8'9"
Full Bathroom -	9'2" x 4'11"
Bedroom#2 -	11'3" x 9'11"
Bedroom #3 -	12'10" x 8'8"

Utility Room -	11'9" x 9'5"
Cold Storage -	5'9" x 5'4"

Information herein deemed reliable but not guaranteed.



## Home Details ○

**Year Built:** 1980 Approximately

**Property Taxes:** \$4639.00 2024

**Legal Description:** PARCEL 415-1, SECTION M196 LT 415 PLAN M196; T/W 239210E  
SUBJECT TO 168056, 169100, 169487, 176889 NEPEAN

**Lot Size:** 55 feet x 100 feet

**Inclusions:** Fridge, gas stove, hood fan, dishwasher, washer, dryer, all light fixtures, all window coverings, garage door opener and remote(s),

**Rentals:** Hot Water Tank

**Possession:** TBA/60-89 days

**Updates:** Roof 2014, Furnace 2014, A/C unit 2011, addition to living/dining room 2018. Most windows updated some in 2008.

**Please note:** The property is being sold in "as is" condition with no warranties or representations, as the Power of Attorney has never lived in the home. Pre-building inspection on file. 24-hour irrevocable on all offers.

*Laundry Room*



*Back yard*



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