

# FEATURES & FINISHES

## 6730 Suncrest Dr

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### THE HOME

1. Half acre lot with no rear neighbours, extensive landscaping, and tranquil rear yard backing on to forested greenspace
2. Executive 5-Bedroom + Den, 4-Bathroom bungalow with over 4,600 sq. ft.
3. Open-concept main level with over 2,400 sq. ft. of living space, 4 spacious bedrooms, and ceiling heights up to 10 ft
4. Large windows allow for excellent natural lighting
5. Partial-walkout creates a bright lower-level with over 1,400 sq. ft. of additional living space, including a 5th bedroom, 3-piece bathroom, home office, and expansive rec room
6. Sweeping hardwood staircase with wrought iron spindles leads to back door and lower level
7. Main level laundry room and mudroom with direct access to spacious 2-car garage with automatic door openers and built-in storage shelving

### THE KITCHEN

1. Contemporary shaker style cabinetry with streamlined stainless-steel bar pulls
2. Corner pantry closet
3. 1.5-inch polished marble countertops
4. Tumbled style limestone backsplash
5. Middle island with double stainless steel undermount sinks and breakfast bar
6. KitchenAid® stainless steel gas range with convection oven
7. Frigidaire® side-by-side refrigerator w/ water and ice dispenser (not connected) - stainless steel
8. KitchenAid® stainless steel dishwasher
9. Thermador® built-in coffee machine
10. Charming eating area overlooking lush greenery, manicured gardens, and natural beauty in the backyard

### THE BATHROOMS

1. Ensuite featuring fully enclosed oversized glass shower with rainhead and slide bar hand faucet, MAAX whirlpool tub with tumbled limestone surround, and large double sink vanity with granite countertop
2. Main 4-piece bathroom with tub/shower combination and 58-inch long contemporary vanity in dark oak with granite countertop
3. Main level half bathroom tucked away off mudroom, offering privacy
4. Lower-level 3-piece bathroom with walk-in shower

### FLOOR FINISHES

1. Tumbled limestone style tiled floors in foyer, kitchen and bathrooms
2. Luxurious Camaru hardwood floors throughout living/dining rooms and main level bedrooms
3. Beige Berber carpet in lower-level family room and bedroom, with engineered hardwoods in office and wet bar

### LOWER LEVEL

1. Full wet bar in rich dark oak, with GE Profile wine chiller and GE Profile mini fridge, stainless steel apron sink, and cultured stone backsplash
  2. Large windows allow for an abundance of natural light
  3. Spacious lower-level storage room, approximately 745 sq. ft., equipped with extensive built-in shelving (26' length X 22" depth X 3 shelves on each built-in storage shelving unit)
  4. Secondary direct access to garage from lower level
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### HEATING, AIR CONDITIONING, VENTILATION, WATER, ELECTRICAL

1. Culligan Water Softener / Iron Filter System (rented - \$95.94 / month, 24-months binding rental until January 2026, inspection and maintenance included)
2. Lennox gas furnace (owned)
3. GSW Water Heater (rented – Enbridge, \$49.70 / month)
4. Lennox air conditioner (owned)
5. Kitchen and bathrooms exhaust to exterior
6. 200-amp electrical service

### DECORATIVE MOULDINGS

1. 8-inch baseboards
2. 39-inch wainscoting paneling in dining room and up to 68-inch in primary bedroom
3. Decorative crown moldings throughout main and lower levels

### EXTERIOR/LANDSCAPING

1. Prominent portico front entrance with covered concrete porch
2. Cultured stone / smooth stucco front facade ; brick / smooth stucco side and rear facades
3. Raised garden beds
4. Rear yard features custom built cedar pergola with rope hammock and large interlock patio, as well as raised deck with natural gas BBQ hookup
5. Paved asphalt driveway with parking for up to 8 vehicles
6. Irrigation system

### SAFETY AND SECURITY

1. HSMP Home Security Alarm (\$33.84 / month)
2. Bell Video Security Camera (\$11.29 / month)
3. FIRMAN 4,550 W portable gas generator with connector cable to hydro line
4. Smoke and carbon monoxide detectors

### THE COMMUNITY

1. In the prestigious community of Greely, just south of Ottawa, offering a unique lifestyle experience with resort-style amenities, half acre lots, a village atmosphere, and surrounded by pristine nature
2. Woodstream residents enjoy private access to a heated pool, club house, exercise room, tennis court, as well as walking and biking trails
3. All residents are members of the Woodstream Owner's Association (WSOA), which manages the common facilities. The income for the budget comes from a mandatory \$400.00 annual membership dues
4. Located just minutes to superb dining and boutique shops in Manotick Village, retail shopping amenities in Findlay Creek, renowned golf courses, and surrounded by natural beauty
5. Only 30 minutes south of downtown Ottawa, 15 minutes from the Ottawa International Airport, less than 8 minutes from the fully operational LRT Stage 2 South Line, Bowesville Station, and only minutes from the soon-to-be opened world-renowned Hard Rock Hotel/Theatre & Casino.