

23 STILLWATER DR.- THIS IS NOT YOUR TYPICAL CRYSTAL BEACH HOME!

- STUNNING 420 SQ. FT 2ND STOREY ADDITION IN 2006
- COMPLETE MAIN FLOOR, OPEN CONCEPT REMODEL ALSO IN 2006
- BASEMENT BEAUTIFULLY RENOVATED IN 2010
- APPROX. \$250,000 SPENT ON ADDITION AND RENOVATIONS
- ARCHITECT – John Donkin
- CONTRACTOR- Crossford Construction
- FEATURED IN OTTAWA MAGAZINE 2009 INTERIORS ISSUE

Exterior

- Hardscaping completed 2010 with 24" compacted base suitable for car parking
- Multiple planting beds and apple trees in the back with hearty grasses and various shrubs and trees in the front complementing the modern hardscaping
- Cantilevered seamless composite front deck on structural steel substructure
- Classic stucco (not styrofoam), with coreten steel architectural panel and factory finished wood siding - custom profile
- Roof re-sheathed and shingled during renovation, chimney rebuilt and repointed.
- All new custom colored fiberglass high performance windows, with titanium oxide coating allowing self-cleaning in the rain
- New garage door (2012), heavy gauge with custom integrated color. Garage door opener.
- Private back yard with two rear patios. Pebble stone between flowerbeds.
- Two sheds

Interior Main floor (~1150 sqft)

- Porcelain tiled entry way with custom barn-door closet
- California Closet system at main entrance
- Open concept main floor living/dining/ kitchen area with site finished maple floor throughout
- Gas fireplace with custom powder coated steel surround and porcelain/slate/granite wall
- Tempered glass stair barrier
- Advanced Insteon lighting system with pot lights, pendants and ceiling lights per architectural lighting plan

Kitchen

- German Alno kitchen with soft close blum hardware throughout. Specialized drawer inserts, lazy susan system.
- European appliances - integrated dishwasher (miele), integrated convection wall oven (miele), gas cooktop (Dakor), convection microwave (Dakor), stainless fridge (Fischer Paykal, new 2013)
- Touch activated under cabinet lighting
- Taskbar point of use power outlets throughout kitchen
- Integrated computer station in kitchen
- Breakfast bar / work area with laminated maple counter
- Quartz countertop throughout kitchen

Bedrooms

- 2 bedrooms on the main floor, one with study nook and expanded window.
- IKEA Pax closet systems in all bedrooms
- Main floor 3 piece bath partially renovated - slate countertop, subway tile
- 4th bedroom/guestroom with French pocket doors and murphy bed, built in bookshelves

2nd Floor Master Suite (~420 sqft)

- Partial river view.
- Ceiling mount TV bracket
- 9' ceiling
- Large soaker tub with air jets and LED lighting.
- Two sink cantilevered vanity on glass tiled wall
- Large slate steam shower
- Slate tiling in wet areas, maple flooring throughout.

Basement

- New Carrier gas furnace and A/C 2006. Electronic air cleaner
- On demand gas hot water(rental \$39.51/Mth)
- Central Vac
- Storage closets
- Laminated floor throughout main area
- 3 piece bathroom
- Heated slate floor
- Tiled walk in shower with side jets
- Laundry area with folding counters and laundry chute from main floor
- 4th bedroom/guestroom with French pocket doors and murphy bed, built in bookshelves

Utility Costs

Hydro- \$2295/yr

Enbridge Gas- \$1668/yr

Water- \$926/yr

RENO'S & ADDITION	COST\$	DESCRIPTION
2006 expansion reno	\$225,000	John Donkin architect & Crossford Construction
2010 Front hardscaping	\$13,000	Yards Unlimited, paving, rocks and river stone
2011 2nd floor vanity	\$3,000	Glass tile, plumbing, cabinet, mirrored medicine cabinet
2010 Basement	\$2,000	Basement drywalled & Laminate floor installed
2011 Garage door	\$1,650	Custom color, commercial quality with door opener
2012 new glass doors	\$650	Mainfloor bath/bedroom
2010 Entryway	\$1,750	Alum.nosing, schuler moisture barrier,porcelain tile
2008 Front Closet	\$2,000	Barndoor install, California Closet Organizers
TOTAL RENO'S & ADDITION	\$249,050	

23 STILLWATER DR. \$559,000

Style:	2 STOREY	MLS#	
Legal Description:	LOT 523 PLAN 442519	MLS Code:	7002 Crystal Beach
Roll Number:	061412023004200	Bedroom:	3+1
Lot Size:	60'X101.60'	Bathrooms:	3
Possession:	90 days/TBA	Heating:	Forced Air Gas/C/Air
Taxes:	\$ 4068 (12)	Parking:	Garage
Included:	Gas Stove, Dishwasher, Microwave, Window Blinds, 2 Sheds, Automatic Garage Door Opener		
Excluded:	All Pax Closet Systems, All closet & kitchen organizers, Ceiling Fans, Ceiling Fixtures, Fridge, Washer, Dryer, Central Vacuum & Accessories, Wall Mounted and Ceiling Mounted T.V.'s, Chest Freezer, Guitar rack, Fridges in garage.		

Room Dimensions & Features

Main Level- (1150 sq. ft approx.)

Foyer...(4x8) Porcelain Tiled entry with custom barn-door closet. Closet features custom California closet organizer

Living Room.....(16x11) Maple H/W Floors. Open concept living space with gas fireplace. Fireplace is finished with custom powder coated steel surround and porcelain/slate/granite wall. Large window.

Dining Room.....(12x12)Maple MH/W Floors. Open to kitchen and living room. Back wall replaced with tempered glass stair barrier.

Kitchen.....(12x12)Stunning modern design German Alno kitchen with quartz countertop & cabinets with soft close hardware. Custom drawer inserts,lazy susan system & glass tile backsplash. Touch activated under cabinet lighting. Integrated Miele dishwasher, Miele convection wall oven, Dakor gas cooktop & Dakor convection microwave. Taskbar point of use power outlets throughout. Convenient computer/work station. Breakfast bar

Bedroom 1.....(11x9) Oak H/W floors, PAX closet system. Wall re-insulated at time of renovations.

Bedroom2.....(12.4x11.5) Oak H/W floors. PAX closet system. Study nook and expanded picture window.

Main Bath..... 4 pce.(9x7) Partially renovated with slate countertop, subway tiles backsplash, updated lighting.

Master Bedroom Suite....(16x14)approx.420sq.ft 9'Ceilings, stunning picture window with view of the Ottawa River. Ceiling mount TV Brackets.(TV not incl'd). Maple H/W Flooring throughout. PAX closet system.

Ensuite Bathroom.....(13x8) Large soaker tub with air jets and LED lighting. Huge walk-in slate steam shower. Slate tile in wet areas. Chandelier over soaker tub. Cantilevered double sink vanity on glass tile wall. Makeup/vanity mirror. You'll never want to leave this amazing space!

Lower Level-

Family Room.....(.21.9x11.8).High Quality Laminate flooring. Gas Fireplace. Pot lighting. Plenty of closet space for storage.

3 pc Bath...(9.9x6.7) Heated slate floors. Fabulous tiled walk-in shower with side jets.

Laundry Area.....(8.2x5) Folding counters & convenient laundry chute from mainfloor.

Bedroom4.....(14.7x9.7) Laminate Floors. Built-in murphy bed, built-in shelving and large wall to wall closet.

Upgrades & Features To Note

- **Renovated 1st floor and 2nd floor addition completed in 2006 at a cost of \$225,000. Architect was John Donkin & contractor Crossford Construction**
- **Featured in Ottawa Magazine 2009 Interiors Issue**
- **Basement renovated in 2010**
- **ALL windows replaced with fiberglass high performance windows with titanium oxide coating allowing for self-cleaning in the rain**
- **Carrier High Efficiency Furnace, A/C & Electronic Air Cleaner 2006, on demand tankless hot water tank (rental)**
- **Roof re-shingled, chimney rebuilt and repointed in 2006**
- **Central Vac on all levels**
- **Beautifully & professionally landscaped in 2010 by Yards Unlimited to include 24" compacted base Suitable for car parking.**
- **Driveway resurfaced in 2007**
- **Private backyard with 2 rear patios, variety of shrubs & perennials & low maintenance pebble stone.**
- **Cantilevered seamless front deck on structural steel**
- **New garage door(2012) with heavy gauge integrated color**

Amazing architectural design throughout this fabulous & unique Crystal Beach home!