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30 SOLVA DR- FEATURES & UPDATES

Welcome to 30 SOLVA DR situated on one of the nicest and most quiet streets in this fabulous Crystal Beach neighborhood!

Walking distance to DND Headquarters which is only 1.3km from this home. There is even a convenient path right from Solva Dr that takes you to Moodie Dr near DND's front entrance for an even shorter walk! Stroll to nearby scenic parks including Andrew Hayden, Dick Bell Park & the Nepean Sailing Club. Enjoying river sunsets can be a daily occurrence. There is even an outdoor Lakeview Community Pool & the Crystal Beach Tennis Courts just off Corkstown Rd. The open concept floor plan of this BEAUTIFULLY UPDATED 2+1 Bdrm, 2 Bath Bungalow definitely suits today's lifestyle! Here are some highlights.....

MAIN LIVING AREA

- The living room picture window, stairwell window & window over the kitchen sink were all enlarged in 2018 to bring in more natural light & achieve the sense of nature to flow from the outside in.
- The front and backdoor were also replaced in 2018.
- This lovely home has a clean easy flow right from the front door straight to through to the back fence.
- This fabulous open main floor living area is definitely the heart of this home & great for entertaining!
- The main floor space was designed to be open enough for someone if needed to manoeuvre with a wheelchair, cane or walker.
- Gorgeous original 60 year old 3/4 " solid red oak floors in the living/dining area were beautifully refinished and flow into the hallway, bedroom & walk-in closet.

KITCHEN

- The incredible kitchen offers an "organic" feel by using natural elements such as stone, wood, copper and steel. It features slate floors, gorgeous exotic Brazilian quartzite counters, custom cherry cabinetry, a French door wall oven, induction cooktop, undermount lighting, large pullout drawers, vertical pullout pantry, & soft close drawers/doors.
- The large center island offers an abundance of cabinet/storage around the entire island with 2 electrical outlets for cooking equipment, sleek modern stainless overhead ventilation above island, spice drawer, tons of storage for all kitchen gadgets and the list goes on.
- STUNNING oversized hammered copper farmhouse sink with touchless tap overlooks the incredible backyard oasis.
- All high end stainless steel appliances including "quiet" low decibel dishwasher

30 SOLVA DR- CONT'D

MAIN FLOOR BEDROOMS

- The original floorplan of this home was thoughtfully & professionally redesigned. No more running laundry downstairs because one of the bedrooms was removed to allow for a larger Primary bedroom with convenient main floor laundry & a stacking washer & dryer. This huge walk-in closet has tons of space for 2 and features custom closet organizers.
- The 2nd bedroom is currently being used for a home-based business. It features hardwood floors, modern door, trim & closet doors.

MAIN BATHROOM

- Complete reno, enlarging by 50%, 6 Foot soaker tub/shower combo with sleek white tiles, matching chrome hardware (sinks and tub), travertine floor tiles, double sink in modern cabinet, touchless flushing toilet. All new plumbing & ventilation.

BASEMENT

- The spacious fully finished lower level offers an expansive family room, 3pc bath, 3rd bdrm, den & a very large utility/workshop space & utility room with laundry tub (currently used for storage)

BACKYARD

- This gorgeous backyard was designed to continue with the natural flow created inside, no straight lines, so no beginning or end, just a natural flow!
"Zen" garden with mature Japanese maple and large "bonsai" juniper, custom "floating" deck abutting the Zen garden
The large private gazebo which can be enjoyed throughout most of the year with use of patio heater. Protected by elements, can enjoy the sunniest day or a drizzly rainfall.
The tall solid horizontal fence backs onto no one & offers complete privacy.
- Low maintenance landscaping along back fence with trailing vines, tall grasses, perennials & a water fountain.

UPDATE INFORMATION-

Roof approx. 2010, Furnace 2015, Vinyl windows some 2016, Living Room Picture window/Stairwell Window and Kitchen window are 2018. Front and back door 2018. Insulated garage door 2018. Kitchen & bathroom renovations in 2018.

INCLUSIONS- Built-in French Door Wall Oven, Induction Cooktop, Dishwasher, Hood Fan, Refrigerator, Washer, Dryer, Freezer, Freezer in Basement, Hot Water Tank, Smoke Detectors, All Light Fixtures, All Built-in Shelving, Window Blinds, Auto Garage Door Opener, Gazebo.

EXCLUSIONS- DRAPES

The homeowners have spent upwards of \$175,000 with inside renovations and \$70,000 outside in the last 3 years, including new soil base, levelling lawn and sod in front of house, new garage floor & garage door etc.,.

**Information contained is believed to be accurate but not warranted.