

# 17 CREEKWOOD CRESCENT • Lakeview Park - Ottawa



Listing Price - \$1,250,000

Welcome to your serene escape in this exquisite 5 Bdrm Barry Hobin-designed home! Perfectly blending style, comfort, and a prime location. Stunning family room boasts expansive windows & is open to above. The adjoining eat-in kitchen offers ample cupboard space & granite counters. Upstairs, discover a private haven with 4 beds, each bathed in natural light. Convenient 2nd flr laundry. Spacious primary bdrm with tray ceiling, large walk-in closet & a spa-like ensuite. The lower level transforms into an in-law suite or entertainment paradise featuring a wet bar, home theatre, 5th bdrm, 3pc bath & soundproofed workshop. Step outside to your backyard oasis -Heated saltwater pool & tranquil sitting areas offer a cottage feel in the city. Oversized 7349 sq.ft pie lot. This home is a perfect blend of urban accessibility & peaceful living! Conveniently located minutes from Hwy 417 & 416, Nepean Sailing Club, Wesley Clover Park, Andrew Haydon Park & scenic bike paths – all within easy reach!



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# Welcome to 17 Creekwood Crescent

**Features:** Oversized pie lot, heated inground saltwater pool with new Liner '23. Most of the home was professionally painted in '24 -neutral tone. Parging professionally done Fall '23.

**Updates:** Pool liner '23, Salt Water Chlorinator '20, Hayward variable speed pump '19, Roof 2016, Furnace 2015, A/C 2016 (all maintained annually w/Enercare), Heated floors in the ensuite. New Gas range in '23.

**Other Inclusions:** Media screen and equip (in as is condition), central vacuum w/attachments, Outdoor kitchen (includes the natural gas BBQ w/hot plates & 2 burners, sink, mini fridge), outdoor TV & mount by BBQ, Media Room reclining sectional, Pool table & accessories, dishwasher in bsmt. There are built-in speakers throughout the home but not hooked up. Alarm system is not being used.

## Room Measurements:

### Main Level

Living Rm: 16'6" x 11'0"  
Dining Rm: 14'0" x 10'6"  
Kitchen: 11'0" x 9'0"  
Eating Area: 9'6" x 8'6"  
Family Rm: 20'6" x 14'0"  
Bath 2-Piece:

### Second Level

Laundry Rm:  
Primary Bedrm: 18'0" x 14'0"  
Ensuite 5-Piece  
Bath 4-Piece  
Bedroom 12'0" x 10'0"  
Bedroom 12'0" x 10'0"  
Bedroom 16'6" x 9'1"

### Lower Level:

Games Rm: 24'6" x 16'4"  
Bedroom: 14'0" x 10'0"  
Bath 3-Piece:  
Workshop: 17'4" x 12'4"

**Built in:** 2001

**Builder:** Uniform

**Foundation:** Poured Concrete

**Heat Type:** Forced Air/Natural Gas

**AC:** Central

**Sewer:** Sewer Connected

**Basement:** Fully Finished

**Flooring:** Carpet Wall To Wall,  
Hardwood, Tile

**Roof:** Asphalt Shingle

**Exterior:** Brick, Siding

**Parking:** 2 Garage Attached, Inside  
Entry

**Rental Equipment:** Hot Water Tank

**Lot Size:** 17.19 x 427.54 - Irregular

**Taxes:** \$9,507/2023

All information is believed to be accurate but is not warranted.

