



**KELLER WILLIAMS**  
VIP REALTY  
INDEPENDENTLY OWNED AND OPERATED, BROKERAGE

Welcome To....

**537 Pine Vista Drive**  
**\$544,900**



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Sales Representative

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**C h r i s S c o t t H o m e s . C o m**

**537 Pine Vista Drive**

**OTTAWA**

**\$ 544,900**

**DESCRIPTION:**

- Cardel Executive Home
- 2-storey entrance
- Designer DesLaurier kitchen
- 4 bedrooms, 3 baths
- 2-storey sunken Family Room and Den on Main level
- Main Level Laundry
- Hardwood Floors LR/DR and Den
- Luxurious master suite

**INCLUSIONS:**

Central Vac, Humidifier, Window Blinds, Refrigerator, Stove, Dishwasher

**EXCLUSIONS:**

Hot Tub, Drapes, Washer, Dryer

**SPECIFICS:**

Possession Date	TBD
Legal Description	PLAN 4M 1228 Lot 72
Roll No.	0614500201472420000
Year Built	2006
Lot size	42.98 x 108.27
Property Taxes	5494/2011
Heat	Forced Air/Gas
Cooling	Central Air
Rental Equipment	HWT

**COMMENTS:**

This 4-bedroom home, 3 bath home is a rare combination of luxury living and sophistication with giant windows allowing natural light. There are simply too many quality finishes and upgrades to mention – this one is a “must-see”.

**ROOM DIMENSIONS:**

Living Room	Main	10.00 x 13.00
Dining Room	Main	10.80 x 12.40
Kitchen	Main	12.00 x 11.00
Bkfst Area	Main	10.60 x 11.80
Family Room	Main	15.00 x 16.00
Den	Main	10.20 x 10.00
Powder Room	Main	
Laundry	Main	
Master Bedroom	2 <sup>nd</sup>	18.00 x 14.00
Ensuite Bath		
Bedroom 2	2 <sup>nd</sup>	10.00 x 11.00
Bedroom 3	2 <sup>nd</sup>	10.40 x 12.80
Bedroom 4	2 <sup>nd</sup>	12.00 x 9.40
Main Bathroom	2 <sup>nd</sup>	

**SCHOOL INFORMATION:**

**Ottawa Carleton District School Board**

English	JK to Grade 8	Maple Ridge E.S.
EFL	JK to Grade 8	Maple Ridge E.S.
LFI	Grades 7-8	Trillium E.S.
	Grades 9-12	Sir Wilfrid Laurier SS

**Ottawa Carleton Catholic District School Board**

JK to Grade 6	St. Clare School
Grades 7-8	St. Peter Elementary
Grades 9-12	St. Peter High Sc

**French Public School Board**

JK to Grade 6	Jeanne Sauvey
Grades 7-12	Gisele-Lalonde

**French Catholic School Board**

JK to Grade 6	Arc-en-ciel
Grades 7-12	Beatrice-Desloges

The above information is believed to be accurate but not warranted