



HAUSCHILD GROUP

REAL ESTATE TEAM



8 Burnstead Crescent

Emerald Meadows

Discover The Rivington by Minto - a charming single family home located in a mature and peaceful neighbourhood, perfect for families who are looking for a serene haven to call their own. This unique home boasts a captivating layout that exudes comfort and elegance, making it a true gem in the community.

Upon entering the home, you will be welcomed by a spacious main level that features a primary bedroom with a walk-in closet and a luxurious 4-piece ensuite. The second bedroom and a full bathroom provide ample space for guests or family members, while a main level laundry/mud room provides access to the 2 car garage. The 16-foot high vaulted ceilings in the principal rooms create a welcoming and airy atmosphere. The separate dining room, living room with a cozy gas fireplace, and an open-concept kitchen and eating area overlook a private backyard, offering a perfect retreat for relaxation and tranquility.

On the second level, you will find a large loft space that boasts sweeping vistas to the main level, providing a sophisticated and stylish ambiance. A generous bedroom and a full bathroom complete the luxurious feel of this level.

 **3+1 Bedrooms** |  **4 Bathrooms** |  **Bungalow with Loft + Finished Lower Level** |  **2 Car Garage**

E. & O.E. The information in this document is believed to be accurate, but is not warranted.



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The finished lower level of the home offers even more living space, providing an oasis of relaxation and entertainment. It features a huge recreation room, a bedroom, a 3-piece bathroom, and a gym space, offering plenty of room for activities and leisure.

The Rivington by Minto is an exceptional home that is designed to meet the needs of modern families. It is situated in a neighbourhood that is family-friendly and tranquil, providing a peaceful and secure environment for you and your loved ones.

Inclusions

Dishwasher, freezer, washer, dryer, hood fan, hot water tank, central air conditioner, all light fixtures, all window coverings (as-is for blinds in front bedroom), all bathroom mirrors, wooden shed, reverse osmosis at kitchen sink, HRV, auto garage door opener w/2 remotes, in-ground irrigation system, exterior window awnings (not installed, can be upon request), 50 year metal roof (2010 install)

Exclusions

One upright freezer, one chest freezer, induction stove, refrigerator, bike racks in garage, kayak racks in garage, versatrack in garage, whole home filtration system, outside cameras, resin shed, sauna, all exercise equipment

Note: Should buyer wish, an alternate used fridge & stove may be installed in home for closing. Information available upon request.

Property Tax

~\$5,280/2022 as per homeowner

Year Built

~1999

Rental Items

NIL

Closing Date

Early July 2023 or To Be Arranged

Hydro

~\$125/month

Gas

~\$150/month

Water/Sewer

~\$75/month

What Year?

Basement finished: ~2011
Hot water tank
Furnace: ~2012
Dishwasher: ~2013
A/C: ~2021
Roof: ~2010
Washer: ~2021
Hot water tank (owned): ~2018

Updates & Upgrades

~2011: Lower level finished with sound-proofed rec room, insulated sub-floor and wool carpets
~2013: Patio door with built-in blinds
~2019: Upstairs bedroom windows
~2012: HRV, in-ground irrigation system, reverse osmosis water filter at kitchen sink, heat light in lower level bathroom
~2010: Window awnings
~2010: Steel roof (50 year)

Main Level

Foyer: 16'1" x 6'8"
Full Bathroom: 8'10" x 4'11"
Living Room: 16'1" x 12'6"
Dining Room: 11'10" x 10'3"
Kitchen: 11'2" x 9'10"
Eating Area: 11'3" x 9'2"
Primary Bedroom: 13'9" x 12'0"
Walk-In Closet: 5'10" x 3'5"
5 Piece Ensuite: 8'5" x 8'5"
Bedroom (currently being used as a den): 11'5" x 11'4"
Laundry/Mud Room: 8'2" x 6'6"
Garage: 17'3" wide x 19'8" deep

2nd Level

Bedroom: 12'0" x 12'0"
3 Piece Bathroom: 10'3" x 5'8"
Loft: 14'8" x 12'0"

Lower Level

Bedroom: 12'9" x 10'11"
3 Piece Bathroom: 7'8" x 5'10"
Recreation Room: 23'8" x 13'3"
Gym: 11'0" x 11'0"
Storage & Utility: 36'2" x 13'10"

Note:

Some measurements irregular, with some jogs

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Lot Measurements as per GeoWarehouse

45.71 ft x 104.88 ft x 45.71 ft x 104.88 ft



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What's Nearby

Bridlewood Plaza | 62 Stonehaven Drive
Hurley's Neighbourhood Grill | 64 Stonehaven Drive
Maplewood Park
McDonald's | 800 Stonehaven Drive
NCC Trails
Ottawa Public Library - Centennial | 3870 Old Richmond Road
Ottawa Public Library - Hazeldean | 50 Castlefrank Road
Sawyer's Meadow Park | 80 Sawyer Way
Scissons Park | 96 Bridle Park Drive
St. Louis Bar & Grill | 780 Eaglesone Road
Stonehaven Plaza | 701 Eagleson Road
Walmart Supercentre | 5357 Fernbank Road



Schools in the Area

Public Schools

A. Y. Jackson Secondary School | 150 Abbeyhill Drive
Bridlewood Community Elementary School | 63 Bluegrass Drive
Glen Cairn Public School | 182 Morrena Road
Roch Carrier Elementary School | 401 Stonehaven Drive

Catholic Schools

St. Anne School | 500 Stonehaven Drive
Holy Trinity Intermediate School | 180 Katimavik Road
Holy Trinity High School | 180 Katimavik Road

French & French Catholic Schools

Élisabeth-Bruyère Catholic Elementary School | 100 Stonehaven Drive
St. John Paul II Catholic Elementary School | 5473 Abbott St. E

E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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