



Jun Yu
613-850-8888



Wei Sun
613-859-8888



21-Jun-2022

381 ANDALUSIAN CRES, Stittsville K2V 0C3

ML#: 1299536



Dist/Neigh: 9010- Emerald Meadows/ Trailwest
Municipality: Ottawa
Roll #: 0614301825249120000
PIN: 044502326
Neigh Name: Blackstone
Lot Size/Acres: 38.06 ' x 105.25 '
Zoning Desc: Residential
Possession: TBA

Status: Active / Residential
List Price: \$999,000
Original LP: \$999,000
List Date: 20-Jun-2022
First Refusal:
Irregular Lot: No
Occupancy: Owner
Board: Ottawa

Seller(s): ZHANG, WENYUAN

Legal Desc: LOT 227, PLAN 4M1521 SUBJECT TO AN EASEMENT FOR ENTRY AS IN OC1950363 CITY OF OTTAWA

DIRECTIONS/PUBLIC REMARKS

Directions: Terry Fox right onto Westphalian left onto Andalusian crescent

Public Remarks: If you have been looking for a 4 bedroom executive home in Kanata look no further! This Cardel home in the prestigious Blackstone area has tons of upgrades and finishes. Open concept living/dining and kitchen area has a gas fireplace, oak hardwood throughout and a walkout to your back yard. The gourmet kitchen features granite counter-tops, ceramic tile backsplash, birch cabinets, large pantry, valiance lighting and stainless steel appliances. The second level features an upgraded hardwood staircase, over sized master bedroom with large walk-in closet, luxury ensuite with frosted glass shower and Jacuzzi tub, 3 large bedrooms, convenient 2nd floor laundry and 4th bedroom which could easily be converted into a family room. The lower level is unfinished with lots of potential. Welcome home! offer to be presented at 5 PM on June 27, 2022, however, the seller reserves the right to review and may accept a pre-emptive offer

PROPERTY INFORMATION

Style/Type: Detached / 2 Storey	Seasonal:	Total Beds: 4	Total Baths: 3
Year Built: 2017 / Approx	Fronting: Northeast	Beds AG/BG: 4 / 0	Full/Partial Bths: 2 / 1
Builder/Model: Cardel		Total Parking: 4	Total Ensuites: 1
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 2 / 0	
Air Conditioning: Central		Parking Desc: 2 Garage Attached	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick, Siding	
Basement Desc/Dev: Full / Unfinished		Foundation: Poured Concrete	
# Fireplaces/Fuel: 1 / Gas	Fire Retrofit: N/A	Construction:	
Floor Coverings: Hardwood, Tile		Roof Type:	
Rental Equipment: N/A			
Appliances Incl: Dryer, Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Window Blinds, Other (See Remarks)			
Site Influences: Family Oriented, Fully Serviced			
Neigh Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby			
Exclusions:			Taxes/Year: \$5,646.00/2022
Restrictions:			Assmt/Year:
Assistive Features:			Assoc/POTL: \$0
			Survey Year:

Multimedia URL:

Alt Feat Sheet:

Addtl Images URL: <https://my.matterport.com/show/?m=C1QUKbmfUbZ>

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	19'3" x 11'5"	FOYER	Main	7'7" x 5'	LIVRM	Main	14'2" x 14'2"	DINRM	Main	12'3" x 10'7"
MUDRM	Main	11' x 9'	PBATH	Main	5' x 4'8"	DEN	Main	11'3" x 10'6"	PRBED	2nd	16'5" x 14'4"
BEDRM	2nd	17'6" x 12'7"	BEDRM	2nd	10'8" x 10'6"	BEDRM	2nd	10'7" x 10'	FBATH	2nd	10' x 5'
ENS4PC	2nd	11'2" x 10'	WALKIN	2nd	7'2" x 6'	LAUND	2nd	6'7" x 6'			

REPRESENTATIVE INFORMATION

Rep Remarks: offer to be presented at 5 PM on June 27, 2022, however, the seller reserves the right to review and may accept a pre-emptive offer . Other Inclusion: On Demand Hot water system, Built-in shelving in Master W/C

Commission to SO: 2% **Sign On:** Yes **Seller Rights Reserved:** No **Mere Posting:** No

List Cond: Yes **Lockbox:** Mechanical **Contact Aft Expiry:** No

List Cond Remarks: offer to be presented at 5 PM on June 27, 2022, however, the seller reserves the right to review and may accept a pre-emptive offer

OFFICE INFORMATION

List Office 1: [COLDWELL BANKER SARAZEN REALTY \(COLZ01\), Brokerage](#) / Ph: 613-596-4133 / Fax: 613-596-5905

List Rep 1: [Jun Yu \(YUJUN11\)](#) - Salesperson / Direct: 613-850-8888

List Rep 1 Email: yujun196610@gmail.com

List Rep 1 Web:

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:

Selling Office 2:

Selling Rep 1:

Selling Rep 2:

Conditional SD:

Conditional SP:

Closing Date:

Final Date:

DOM: 1

Sold Date:

Sold Price:

Sale Report Date:

Interboard: No

CDOM: 1

Expiry Date: 19-Dec-2022

Cancel Date:

Last Modified: 20-Jun-2022