



609 Brome Crescent

WALKTHROUGH

Property Overview

Welcome to this exquisite 3+1 bedroom, 4 bathroom single-family home, situated in the neighborhood of Fallingbrook. Step inside and discover the main level, boasting a generous living and dining area with convenient walk out access to the rear yard, perfect for indoor-outdoor living. The kitchen is a chef's delight with stainless steel appliances, elegant granite countertops, and a double sink, making meal preparation easy. Completing the main floor is a powder room, enhancing everyday convenience.

Ascend to the upper level where the luxurious primary bedroom awaits, featuring a spacious ensuite complete with a stand-up shower and a relaxing soaking tub, creating a private retreat within your home. Two additional sizable bedrooms and another full bathroom ensure ample space for family members or overnight guests.

The fully finished basement extends the home's living space with an additional bedroom, full bathroom, and a versatile living/rec area, offering endless possibilities for entertainment and relaxation. Outside, the rear yard beckons with a charming patio, ideal for hosting gatherings or simply unwinding after a long day.



Living



Kitchen

Dimensions

Main Level

Foyer	4' 4" x 4' 11"
Partial Bath	4' 10" x 5' 6"
Dining Room	12' 2" x 10' 10"
Living Room	14' 11" x 20' 10"
Kitchen	8' 9" x 9' 11"
Eating Area	7' 7" x 7' 9"

Secondary

Primary Bedroom	10' 11" x 17' 4"
Ensuite 4-piece	9' 2" x 10' 11"
Bedroom	12' 3" x 11' 10"
Bedroom	8' 9" x 12' 4"
Bath 4-piece	7' 7" x 7' 6"
Bedroom Four	13' 11" x 16' 2"
Bath 3-piece	8' 1" x 10' 3"

Lower Level

Living Room	12' 5" x 10' 3"
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Property Information

Layout:

3 + 1 Bedrooms
4 Bathrooms

Approximate Property Costs:

Hydro	\$100.40/monthly
Gas	\$154.40/monthly
Taxes	\$4413/2024



Living Room



Living Room



Bedroom Two



Bathroom Two



Entryway



Dining



Kitchen



Bedroom Three



Bedroom Four



Bathroom Four



Lower Level



Primary Bedroom



Primary Bedroom

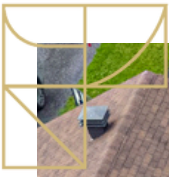


Primary Bathroom



Property Features

- Fully Finished Basement
- Kitchen Backsplash
- Double sink and Granite counters
- Stainless steel appliances
- Walk in closet and 4-piece Ensuite
- Large Living/Dining space
- Backyard Patio
- Fenced Yard with Shed
- Large windows with plenty of natural light
- Double Attached Garage



Property Upgrades

- Brand new roof (2024)
- Hot Water Tank (2019)
- Leaf Filter over house gutters with Warranty (2019)
- Kitchen range (2020)
- Bosch Dishwasher (2019)
- Backyard Stone Patio + Walkway (2019)
- Sinks/Toilets in second floor bathrooms (2022)
- French door to basement (2019)
- Laminate flooring with Warranty (2016)
- Canadian Comfort Windows (2006) and backyard sliding door (2009) with Warranty
- Front Oversized Glass door with Warranty (2019)
- Granite countertops (2014)
- Plugs and light switches all updated (2021)
- All outside lights updated (2021)
- Exterior pressure vinyl wash (2021)
- Backyard Apollo 8X8 Shed



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Ottawa, ON

HOODQ ADDRESS REPORT™

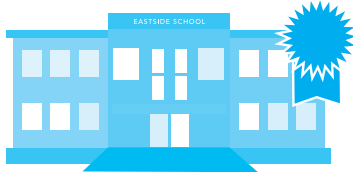
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SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Fallingbrook Community ES

Designated Catchment School
Grades PK to 8
679 Deancourt Crescent

Sir Wilfrid Laurier SS

Designated Catchment School
Grades 9 to 12
1515 Tenth Line Rd

ÉEP Jeanne-Sauvé

Designated Catchment School
Grades PK to 6
1917 Gardenway Dr

ÉSP Gisèle-Lalonde

Designated Catchment School
Grades 7 to 12
500 Millennium Blvd

Other Local Schools

École primaire du Sacré-Coeur

Grades K to 6
420 rue du Progrès

École primaire aux Quatre-Vents

Grades K to 6
1115 rue de Neville

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Fallingbrook Park

681 Deancourt Cres



2 mins



Caserta Park

1369 Caserta Pl



6 mins



Watters Park

841 Clearcrest Crescent



4 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|------------------|
| 4 Playgrounds | 1 Splash Pad |
| 1 Rink | 2 Sledding Hills |
| 1 Basketball Court | 1 Sports Court |
| 1 Ball Diamond | 1 Trail |
| 1 Sports Field | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away.

 **Nearest Street Level Transit Stop**
Princess Louise At Clearcrest



2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 12.47km.



Hôpital Montfort Hospital

713 Montreal Rd



Fire Station

500 Charlemagne Boulevard



Police Station

3343 Saint Joseph Boulevard



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Are you interested in this property?

Contact Ryan Benjamin at
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to book a viewing!