



# 266 Ponderosa Street

Abbotsville Crossing



WestOttawaRealEstate.ca



Upsize your family to this popular Blackstone community home. Enter the sought-after 4 bedroom, 3 bathroom Sycamore model Mattamy home to tiled entry, look up to see a gorgeous, curved oak staircase & wide plank oak hardwood floor completing main floor. Large Chef's kitchen with quartz countertops, tiled backsplash, stainless steel appliances, large walk-in pantry, and breakfast area. Bbq dinners step through patio doors onto large deck & fenced private backyard. Vaulted ceiling great room has gas fireplace & adjacent to dining room. Mom and Dad close the door to their primary bedroom with walk-in closet & 4pc ensuite. 2nd and 3rd bedroom all have walk-in closets! 4th bedroom ideal home office. Convenient 2nd floor laundry. Lower level not finished, but easily usable as gym and cozy Movie room with Bell Fibe. Lots of basement storage. Inside access to the 2-car garage. No front neighbours, Susanna Kemp park right across the street. Schools, churches, everything right here in this thriving neighbourhood.



## PROPERTY FEATURES

- 4 bedrooms & 3 bathrooms
- No rear neighbours
- Wide plank oak hardwood main level
- Chef's kitchen with quartz countertops, large pantry
- Great Room with vaulted ceiling & cozy fireplace
- Primary Suite with walk in closet & ensuite bath
- 2 other secondary bedrooms have walk in closets
- Convenient 2nd level laundry
- Unfinished lower level awaits personal touches
- Taxes: approx \$5188 2024

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**Property Inclusions:**

- Fridges
- Stove
- Dishwasher
- Hood Fan
- Washer & Dryer

**Exclusions:**

- Front door lock system
- 2 Ikea shelving units in living room
- Small fridge main level
- Freezer in basement
- Generator



## Room Dimensions:

### Main Level:

- Great Room 16'0" x 13'0"
- Dining Room 16'0" x 11'0"
- Kitchen 12'2" x 8'7"
- Eating Area 12'2" x 8'7"
- 2pc Bathroom
- Mud Room

### 2nd Level:

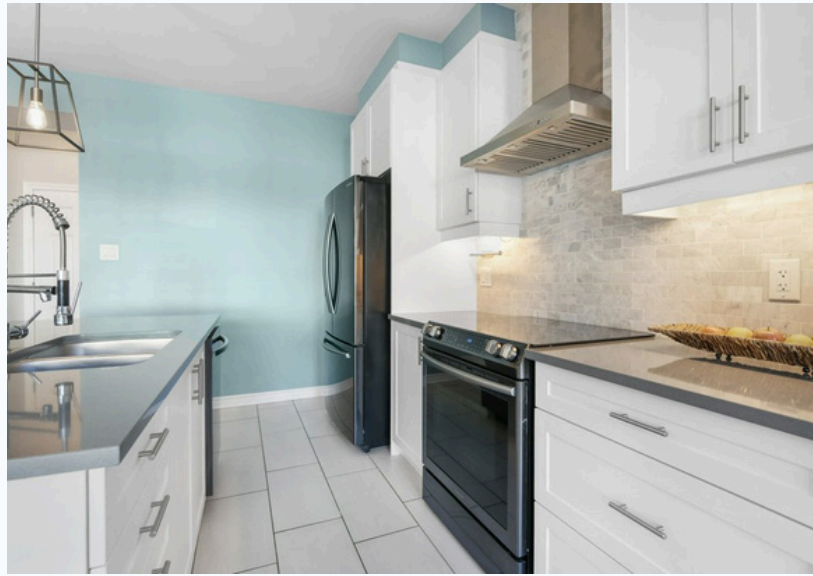
- Primary Bedroom 16'12" x 12'0"
- 4pc Ensuite & Walk in Closet
- Bedroom 12'4" x 10'4"
- Walk in Closet
- Bedroom 12'0" x 9'10"
- Bedroom 11'1" x 10'0"
- Walk in Closet
- 4pc Bathroom
- Laundry

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Carp



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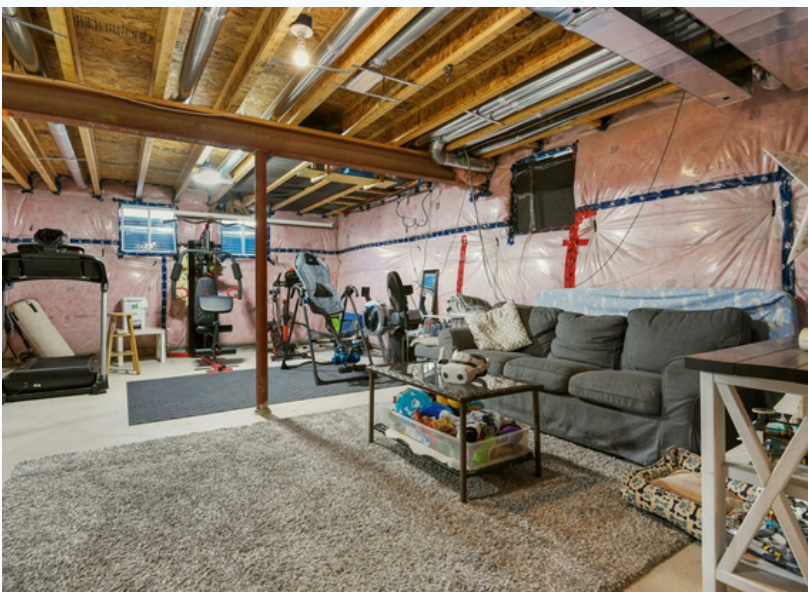
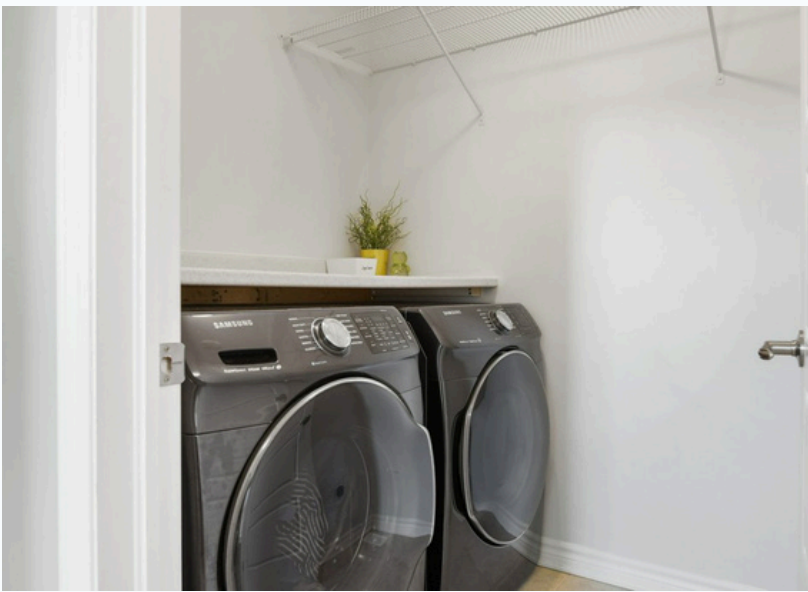




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