Nick ottawa's People-first Realtor Fundytus

1408 Duford Drive



At a Glance

Address: 14087 Duford Drive Offer Date: Offers welcome Asking Price: \$950,000 Bedrooms: 4 Bathrooms: 3.5 Parking: 2 Garage, 4 Driveway

See it on nickfundytus.ca!

Using this Guide

This digital feature sheet provides rich online content including virtual tours, photo gallery, floor plans and prelisting inspection report.

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Take the Tour



Take the tour of the sunny 6 bedroom, 4 bathroom home in Queenswood Heights! This meticulously maintained and beautifully updated custombuilt home is the perfect fit for large and growing families looking to get into an incredible neighbourhood. You will love all of the natural light, versatile layout, and incredible private backyard ready for summer entertaining!

Duford Drive has been home to the same family since it was built and is ready for its next adventure with its new occupants. Book your private showing today!

High-Resolution Gallery

View the photos in beautiful highresolution!

VIEW GALLERY





3D Tour

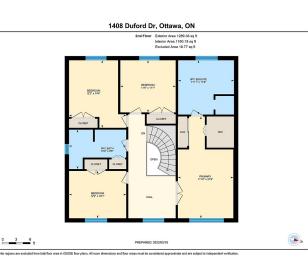
Our iGuide virtual tour puts you right in the house from wherever you are!

SEE THE IGUIDE

Floor Plans

View and download floor plans and square footage for the property.

GET FLOOR PLANS



Room for a Growing Family or Working from Home

Welcome to 1480 Duford Drive in Bilberry Creek/Queenswood Heights! You'll love the space, abundance of natural light, and great layout. Measurements and square footage available in floor plans and at nickfundytus.ca.

The main floor of this custom-built single-family home features a family and living room, kitchen and breakfast nook, formal dining room, laundry, and a powder room.

- Grand foyer with porcelain tile and hardwood curved staircase
- Family room with and electric fireplace, large windows, and hardwood flooring
- Formal dining room with kitchen access and hardwood flooring
- Huge open-concept kitchen and breakfast nook with beautiful wooden cabinetry, ample storage, stainless steel appliances, porcelain tile flooring, and backyard access via the french doors
- Living room with an electric fireplace, hardwood flooring and large windows overlooking the gorgeous backyard
- Laundry, 2-piece powder room, and indoor garage access via the hall to the left of the front door

The second floor features four full bedrooms and two 5-piece bathrooms.

- Huge Primary bedroom with a walk-in closet, second closet space, hardwood flooring, and 5-piece ensuite with a Roman tub and double sinks no need to share with the kids!
- 3 oversized bedrooms with closet space, large windows letting in lots of natural light, and hardwood flooring
- 5-piece bathroom with a large linen closet
- Spacious upper hall

The lower level is fully finished and private.

- Large recreation room
- 2 further bedrooms that are currently being used as an at-home office and gym
- Utility room with space for a workshop, storage, and second fridge or freezer
- 4-piece bathroom with a standing shower and second sink with large basin
- Cold storage room

Well Located, Fully Landscaped & Ready for Entertaining

This home is as lovely outside as inside. Enjoy the private backyard, ready for summer fun in a friendly neighbourhood!

- Interlock driveway
- 170ft deep lot
- Large fenced backyard features a huge deck, screened gazebo and inground heated salt water pool with a diving board
- Professionally landscaped and well maintained
- 4 public and 4 Catholic schools assigned to the area with 2 private school options within 6 KM
- Within a 10 minute walk of 4 parks
- Surrounded by amazing outdoor recreation options, shopping, amenities, and necessities
- Close to the Queensway for easy-access to the rest of Ottawa



Welcome to Bilberry Creek/Queenswood Heights!

You're going to love living in Bilberry Creek/Queenswood Heights! Beautiful green spaces, mature neighbourhoods and fantastic schools. Live, work and play here in one of Ottawa's best areas.

All of our team's listings use HoodQ to give you the inside scoop on your new neighbourhood. Download it by clicking the button below. Get the details on:

- Schools
- Transit
- Safety
- Parks and Recreation
- Shopping and Groceries
- Local Attractions

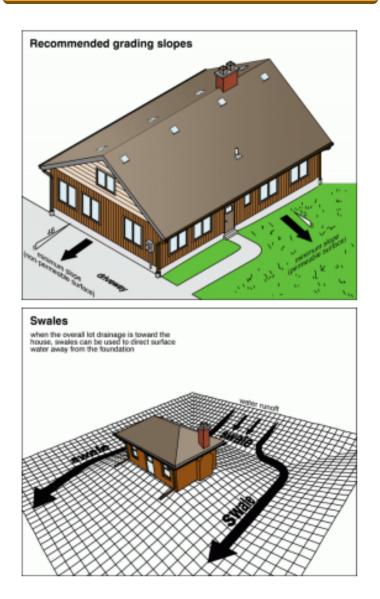
SEE THE NEIGHOURHOOD REPORT

Pre-Inspected

A copy of a pre-inspection of this property is available for this listing to give an idea of its condition. You may download it by clicking below.

Our team includes pre-inspections with our listings to provide our Seller clients with an accurate idea of the home's condition. Buyers and their agents are welcome to view this report, but it is recommended that they retain their own inspector and perform their own inspection if they wish to do so. The report is owned by Nicholas Fundytus and the information within is believed to be accurate but not warranted.

DOWNLOAD THE PRE-INSPECTION



Offer Instructions

Offers are welcome.

If you are planning on submitting an offer:

- I will inform you of the existence of all other offers, but not their content.
- Please send your offer in to me at nick@nickfundytus.ca and ensure that I have confirmed receipt via email.

Tips for a successful offer:

- Closing date is flexible
- Deposit of \$10,000 or greater
- Please have your financial pre-approval in order prior to offer
- Buyers who wish to do so may have the opportunity to arrange an inspection ahead of the offer date. A pre-inspection is also available for review.
- This 1993 custom-built home has had the same owners since day 1. We would love to know a bit about who will be the next owners!

If you do not have an agent:

If you are not currently working with an agent, my team will happily represent you as a customer, and will expect that you sign a customer service agreement prior to viewing the property in person.

Did you know?

Property Taxes and Utilities

- 2021 Property Taxes \$5,700
- Annual Hydro \$2,000 (approximate)
- Annual Natural Gas \$1,050 (approximate)
- Annual Water/Sewer \$850 (approximate)
- Rental Items Hot Water Tank \$450/year

Inclusions

- Appliances Refrigerator, Stove (gas), Hood Fan, Dishwasher, Washer, Dryer (gas)
- Chattels Window Blinds

Exclusions

- Hot Tub
- Drapes in the Primary Bedroom

Upgrades and Renovations

Key Systems

- Central Air Conditioning 2013
- Natural Gas Furnace 2013
- Windows and Doors original
- Roof 40 year fiberglass shingles (2008)

Updates

- In-Ground Salt Water Heated Pool 1998
- Backyard Deck, Shed and Gazebo 1998
- Kitchen & Hall Tile Flooring 2013 (approximate)
- NASCOR Walls (solid Styrofoam with no air gaps or wood bridging that contribute to heat loss, built to R200 standards except for plumbing stack collar)

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Since 2011, Nick has served his clients and community in Ottawa, Ontario as a Realtor with Royal LePage Performance Realty.

He is a recipient of the company Gold, Platinum, Red Diamond and excellence awards, placing in at least the top 10% for the Royal LePage nation-wide since 2012, and top 2% in 2021.

A former teacher, Nick and his team know the value in giving clients the tools needed to succeed in any market.

He is also the host of the *Realtor in Your Pocket* podcast and updates his site regularly with resources for home sellers, buyers and tenants at nickfundytus.ca

STEPHENE OTTAWA'S PEOPLE-FIRST Fundytus

Meet the Nick Fundytus Team

We're excited to help you make your best move in Ottawa! You can count on our people-first approach that has served our clients since 2011. We're proud to be among the top 2% of all Royal LePage Realtors in Canada.

We believe that great ideas are meant to be shared freely, and you're welcome to share this resource with friends and family considering a move to Canada's Capital.

Awards and Recognition

The Royal LePage Red Diamond Award is given to realtors that are in the top 2% of their marketplace, by volume of closed sales.

We are pleased to be recognized among the best of our peers in the top 2%, both nationally and here in Ottawa.



The Royal Lepage Award of Excellence is awarded to Realtors who are consistently in the top 10% of their marketplace.

My team and I are pleased to have achieved this milestone in every year since 2013.

