

1069 Moffatt Drive

\$465,000



Executive home on 1.2 acres of the escarpment in Cambrian Heights!

MLS# 690177



So many recent upgrades, including: roof & venting with 25 year shingles 2005, skylights, top-of-the-line fridge & gas stove, gas fireplace, well pump 2005, water filtration system, central vac 2005, natural gas powered emergency electric generator, decks stained 2007, outside painted 2006, inside painted 2004, water softener 2006, humidex.

- Immaculate all brick 2-storey custom executive home
- 3 car garage
- Amazing views of the river and the Gatineau hills
- High tech natural gas powered generator ensures continuous power during a power outage
- Stove, fridge, dishwasher, washer & dryer, central vacuum, alarm system
- Gas fireplace & wood fireplace
- Living room with skylights and vaulted 2 storey ceiling. Eat-in kitchen with main floor family room, main floor laundry, & huge finished lower rec room
- Master with en-suite, huge walk-in closet and balcony!
- Beautifully landscaped, lush perennial gardens with soaker hose for easy care
- Sliding glass doors to the deck and the huge & private back-yard

Life at the top! Sitting on the edge of the escarpment at Cambrian Heights, this home offers a superb lifestyle. Skylights, vaulted ceilings and two-storey windows flood natural light throughout this elegant home and present beautiful vistas in every direction. 3 bedrooms up and 1 down, 2 full bathrooms plus main floor powder room. The upper bedrooms, master and ensuite have great views of the Ottawa River. Main floor family room, open concept living dining area, main floor laundry, 3 car garage (with both a main floor mud-room entrance and a basement entrance) plus the huge finished basement are just a start to entice you into this great executive all-brick house.

This home includes everything you need to enjoy the good life, great fresh open air and peaceful feeling of the country life style while being just 10 minutes away from all the latest major shopping and big box stores of Orleans. Spring, fall and winter enjoy great views of the river and valley below. In the summer enjoy relaxing and entertaining on the deck overlooking your beautiful private garden sanctuary, and on **Saturdays walk a block down the footpath to the open air Farmer's Market for great fresh local goodies.** Both wood and gas fireplaces to keep you cozy on those winter nights, natural gas powered high-tech generator powers the entire house to ensure your comfort—*within 12 seconds of any power outage.* Natural gas BBQ hookup means you never have to leave to refill the tank while entertaining guests!



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The above information is believed to be accurate but not warranted