



## Move right into this turnkey gem in sought-after Glabar Park!

Welcome to 2149 Queensgrove Road – a tastefully updated red brick bungalow in the centrally located Glabar Park neighbourhood. This well-appointed home sits on a tree-lined street in an established, family-friendly area offering easy access to schools, shopping, restaurants, parks, and the nearby 417 for a quick commute. Enjoy a wealth of daily conveniences at every turn.

This move-in-ready home invites you to settle in and start enjoying your new space immediately. As you approach, you'll be charmed by the inviting front porch adorned with built-in flower boxes. Step inside to an open concept living room, dining room, and kitchen area with a cozy gas fireplace, creating a perfect layout for both entertaining and everyday living. The superb kitchen boasts newer stainless-steel appliances, sleek quartz countertops and backsplash, ceiling-height cabinets with under-cabinet task lighting, a spacious island with ample storage and a breakfast bar, and recessed lighting. Down the hall, you'll find three bedrooms, including the primary with a

charming corner window, and a beautifully renovated four-piece bath. The main level features hardwood and tile floors throughout.

The completely renovated basement is a standout feature, offering a fabulous family/home theatre room with a built-in entertainment center and ample storage (home theatre system not included). The space also includes a wet bar, complete with built-in cabinets and a beverage fridge, making it ideal for entertaining friends and family. Recessed lighting and wide plank laminate flooring runs throughout and continues to a fourth bedroom/guest suite. A renovated three-piece bathroom with walk-in shower, a laundry area, and excellent storage spaces round out this level.

Outside, the private backyard is surrounded by lush greenery, fully fenced and hedged for complete privacy. Enjoy outdoor activities or simply relax in this tranquil space, equipped with a natural gas hookup and a BBQ for your convenience. Additional storage is available in the handy shed.

Don't miss the opportunity to make this beautiful bungalow your new home!

**Rob Kearns**  
SALES REPRESENTATIVE

**Patrick Morris**  
BROKER

613-238-2801  
mail@morrishometeam.com

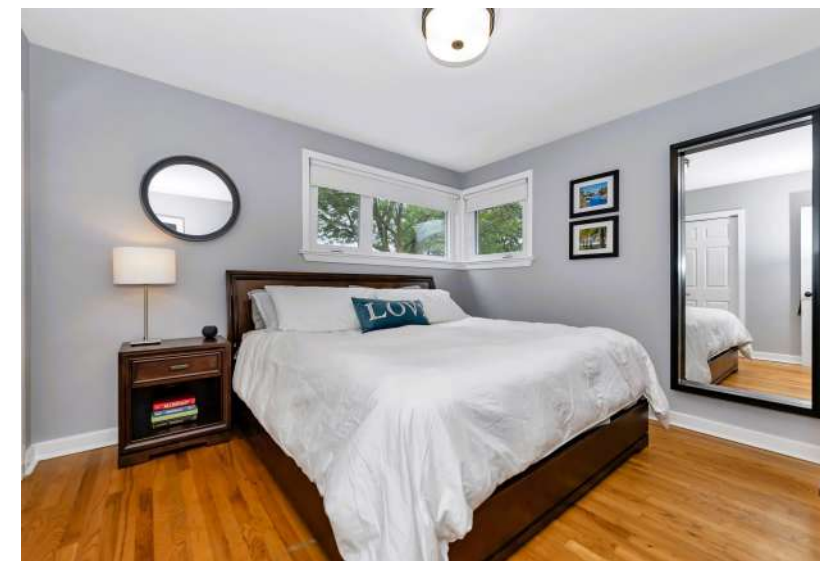
THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

**MORRIS**  
HOMETEAM.com  
Small team. Big results.™



# 2149 Queensgrove Rd.

GLABAR PARK



### INCLUSIONS:

- Refrigerator
- Induction Range
- Microwave
- Dishwasher
- Washer & Dryer
- Bar Fridge
- Window Coverings
- Electric Fireplace
- Natural Gas BBQ

### EXCLUSIONS:

- Home Theatre System
- Tool Cabinet in basement
- Storage shelves in basement

**Heating:** Forced Air  
Natural Gas

**Cooling:** Central Air

**Parking:** Paved driveway

**Property Taxes:**  
\$5,142.78 [2024]

**Lot Size:**  
50.0 ft FR x 100.0 ft D

**Rented Equipment:**  
Hot Water Tank (\$42.91/mth  
incl HST—Enercare)

### HOME

### IMPROVEMENTS:

#### 2024:

- Quartz kitchen countertops
- Rear back deck/step

#### 2023:

- Main level bathroom renovation
- New appliances (2020-2023)

#### 2021:

- Complete basement renovation including bathroom, wet bar, plumbing and water lines, HVAC, built-ins, flooring, lighting

#### 2020:

- New front and rear exterior doors

- Some windows (primary bedroom and basement bathroom and bedroom)

- Natural gas fireplace
- Storage Shed.

#### 2017:

- Furnace
- A/C
- Hot Water Tank (rented)

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	8'4" x 4'0"
Main	Living/Dining Room	26'1" x 11'4"
Main	Kitchen	14'6" x 9'1"
Main	Primary Bedroom	11'8" x 11'6"
Main	Bedroom	11'9" x 9'7"
Main	Bedroom	10'0" x 8'2"
Main	4 Piece Bathroom	8'0" x 7'6"
Basement	Family/Home Theatre Room with Wet Bar	26'3" x 10'10"
Basement	Bedroom/Guest Suite	11'0" x 9'6"
Basement	3 Piece Bathroom / Laundry Room	11'6" x 11'1"
Basement	Storage Room	13'10" x 7'0"
Basement	Storage/Utility Room	25'1" x 9'3"

\*Some Room Measurements +/- jogs.

### Average Monthly Utility Costs:

Heat: \$109/mth;

Hydro: \$105/mth;

Water: \$50/mth.

Top 1% in Canada for Royal LePage



Rob Kearns  
SALES REPRESENTATIVE

Patrick Morris  
BROKER

613-238-2801  
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

**MORRIS**  
HOMETEAM.com  
Small team. Big results.™



