



*Barrhaven Davidson Heights*  
**5 MAYFORD AVENUE**

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## Spacious Design, Refined Updates, Flexible Living

Perfectly situated on a quiet street in a desirable neighbourhood, this well-maintained, move-in ready Tartan Orion model—one of only two of its kind in the area—offers an exceptional blend of space, comfort, and convenience. With parks, great schools, shopping, restaurants, and public transit all nearby, day-to-day living is easy, with all the essentials close at hand.

Offering approximately 2,715 sq ft of living space, this 4-bedroom + studio/office home has been carefully maintained over the years, with a combination of meaningful updates and well-kept original spaces that reflect pride of ownership throughout.

A charming, covered porch and interlock walkway lead to a welcoming entrance, where double French doors open into the main living areas. To the left, formal living and dining rooms with hardwood flooring provide generous space for hosting and gathering. The kitchen is both functional and inviting, featuring solid oak cabinetry, excellent counter space, a walk-in pantry, and a bright eating area with patio doors that open to the backyard.

Just one step down, the sunken family room is anchored by a wood-burning fireplace, creating a warm and comfortable setting. A renovated powder room and a practical laundry/mudroom—with access to the double car garage and side entry—complete the main level.

A hardwood staircase leads to the second level and continues throughout, creating a cohesive, polished feel. The primary suite offers a quiet retreat, featuring a sitting area, a walk-in closet, and a refined, well-appointed 5-piece ensuite, spacious in scale and finished with quartz counters, double sinks, a glass-enclosed shower, and a freestanding tub. An updated main bathroom and a bright, studio/office—accessed through double doors and filled with natural light—add flexibility for today's evolving needs.

The unfinished lower level provides abundant storage, a workshop area, and cold storage, with room to expand if desired.

Outdoors, the fully fenced and landscaped backyard offers added privacy with no direct rear neighbours, complemented by a multi-level deck and an above-ground saltwater pool—perfect for summer enjoyment.

### HOME IMPROVEMENTS:

#### 2025:

- Powder room renovation
- Driveway resealed (resurfaced in 2018)
- Carpet in family room

#### 2023:

- Ensuite Bath renovation
- River rock east side of house
- Fence west side—pressure treated

#### 2022:

- Duct cleaning
- PVC Porch Posts (2021 & 2018)

#### 2020:

- Fence north side—pressure treated; outdoor lights
- Furnace & A/C
- Hot Water Tank
- Retractable screen door in laundry room

#### 2018:

- Front door & patio door replaced
- Insulated garage door and door opener
- Interlock stone walkway & porch

#### 2011:

- Roof

### INCLUSIONS:

- Refrigerator
- Range (2022)
- Hood Fan
- Dishwasher
- Washer (2025) & Dryer
- Stand up Freezer
- Window Coverings
- All Light Fixtures & Ceiling Fan
- Auto Garage Door Opener with Remote
- Central Vac & Accessories
- Hot Water Tank (2019)
- Above Ground Salt Water Swimming Pool & Accessories
- Pool Heater (as-is)
- Garden Shed (as-is)
- Alarm Hardware

### Heating:

Forced Air/Natural Gas

### Cooling:

Central Air

### Parking:

Double attached garage with inside entry [20' x 19']

### Lot Size:

127.81 ft east side x 65.61 ft rear width x 111.24 ft west side x 47.15 ft frontage

### Year Built:

1995

### Property Taxes:

\$6,353.99 [2025]



LEVELS	ROOMS	DIMENSIONS
Main	Entry	9'6" x 8'7"
Main	Living Room	14'0" x 12'9"
Main	Dining Room	12'9" x 11'0"
Main	Kitchen	11'6" x 11'0"
Main	Eating Area	13'2" x 10'8"
Main	Walk-in Pantry	4'0" x 3'4"
Main	Family Room	18'4" x 13'1"
Main	Laundry/Mudroom	11'0" x 8'8"
Main	Powder Room	9'10" x 4'5"
Second	Primary Bedroom	17'3" x 13'0"
Second	5 Piece Ensuite Bathroom	12'10" x 9'5"
Second	Primary Walk-in Closet	9'0" x 7'1"
Second	Primary Lounge/Dressing Area	8'0" x 5'5"
Second	Studio/Office	10'5" x 9'2"
Second	Bedroom 2	13'0" x 10'6"
Second	Bedroom 3	13'0" x 10'3"
Second	Bedroom 4	13'0" x 8'11"
Second	4 Piece Bathroom	10'2" x 8'9"
Basement	Mechanical/Storage/Cold Room	

\*Some Room Measurements +/- jogs.





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