



Riverside South
207 DAVE SMITH CRES.

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.™



Virtually Staged



Virtually Staged



Spacious, Functional Living in Riverside South

With 2,563 sq. ft., five bedrooms and a bright, open layout, this Riverside South home offers unmatched space and the lifestyle flexibility to adapt to changing family needs. Set on a quiet crescent with no through traffic, the floor plan is generous, functional and easy to live in, with well-sized rooms across both levels.

Bright, Open Main Level

The main floor features 9-foot ceilings, hardwood and tile flooring, and newly installed pot lights that add to the open, inviting feel. The living and dining rooms provide plenty of space to gather, while the entire rear of the home opens into one spacious living area combining the family room, casual eating space and kitchen. The family room features a fireplace, and patio doors from the eating area provide direct access to the backyard. A convenient powder room completes the main level.

Well-Equipped Kitchen

The kitchen offers excellent everyday function with granite counters, extensive cabinetry, stainless steel appliances, a centre island with additional storage and workspace, and a dedicated pantry closet that adds valuable everyday storage. A large window over the sink brings in excellent natural light and adds to the bright, open feel of the space.

Five Bedrooms Upstairs

All five bedrooms are generously proportioned. The expansive primary suite includes a walk-in closet and 5-piece ensuite with double vanity, separate shower and soaker tub. A 4-piece family bath serves the additional bedrooms, while a west-facing bedroom with vaulted ceiling and abundant afternoon light would also make an excellent home office or studio. Convenient second-floor laundry adds another welcome feature.

More Space & Future Potential

The unfinished basement provides excellent storage and future potential, while the double-car garage with direct inside entry adds to the home's practicality.

A Great Riverside South Location

Close to schools, neighbourhood parks, shopping, and the LRT and just an 8-minute walk to the Riverview OC Transpo stop with Park & Ride, this is a substantial Riverside South home with a practical layout, excellent bedroom space and the flexibility to adapt easily to a variety of needs.

RECENT HOME IMPROVEMENTS 2026:

- Pot Lights on main level
- New kitchen floor tiles
- Front door lock system

Rented Equipment:

Hot Water Heater [Enercare \$69/mth]

Possession:

30-60 Days

Heating:

Forced Air/Natural Gas

Cooling: Central Air

Property Taxes:

\$6,398.73 [2026]

INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer & Dryer
- Auto Garage Door Opener
- All Light Fixtures where installed

Parking: Double Attached Garage with inside entry

Lot Size:

37.4 ft FR x 91.86 ft D

Year Built: 2013

Average Utility Costs:

Hydro: \$74/mth

Enbridge: \$92/mth

Water: \$67/mth

(based on two occupants)

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	9'0" x 6'9"
Main	Living Room	13'8" x 11'11"
Main	Dining Room	13'11" x 11'1"
Main	Kitchen	17'1" x 13'0"
Main	Family Room	15'5" x 12'0"
Main	Powder Room	5'9" x 5'5"
Second	Primary Bedroom	19'2" x 13'11"
Second	5 Piece Ensuite Bath	9'10" x 9'6"
Second	Walk-in Closet	9'0" x 6'5"
Second	Bedroom 2	12'2" x 11'11"
Second	Bedroom 3	11'10" x 9'10"
Second	Bedroom 4	10'11" x 9'11"
Second	Bedroom 5/Office	11'3" x 9'0"
Second	4 Piece Bathroom	9'5" x 5'6"
Second	Laundry Closet	
Basement	Unfinished Space	26'2" x 25'7"
Basement	Storage Room	10'7" x 9'9"

*Some Room Measurements +/- jogs.



Virtually Staged



Virtually Staged



