

Exceptional new estate home in Alta Vista

Quality, sustainability, comfort... and ready for you to move in!



Award winning builder of
Green Homes for over 28 years!
www.rndconstruction.ca

Christopher
Simmonds
Architect

Presented by:

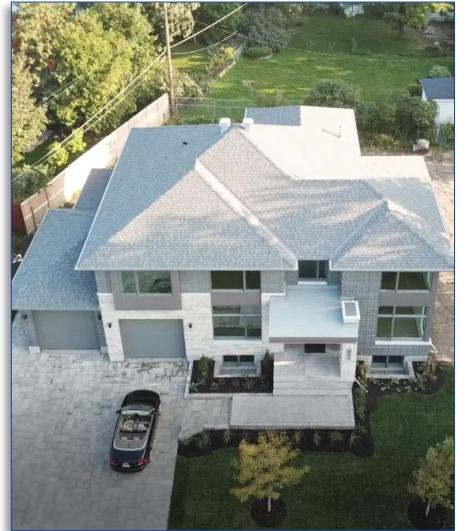
ANDRÉ MAJOR

BROKER, SHAREHOLDER, CCIM, MBA

(613) 262-0606
www.andremajor.com



Impressive from any angle, day or night!



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Great attention to details throughout!



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An abundance of spectacular features!



Practical mechanical systems that matter!

Sustainability with Style

This Model Home is Certified.



- EnerGuide Rating of 92
- Energy Reduction 67.4% (compared to code)
- Estimated GHG Reduction 12.5 tonnes (less than code)
- Significant Green Features**
 - Upgraded insulation • Triple glazed windows
- High efficiency heating ventilation & air condition systems (HVAC)
 - 100% LED light fixtures • Water use reduction fixtures
 - Low impact materials • Future proofing

Sustainability with Style

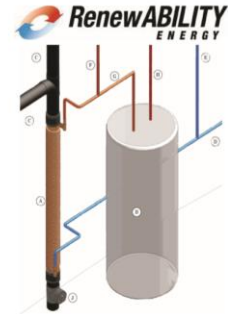


FLOOR AND
WIRING READY
FOR THIS
OPTION

Car Lift

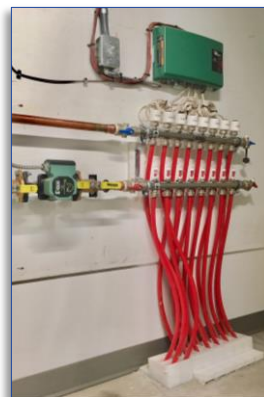
With space for your sports car & SUV

Sustainability with Style



60" SHOWER DRAIN HEAT RECOVERY PIPE

Incoming cold water to showers is heated indirectly by heat from drain water. This device can raise cold water temperature from 10°C to 24°C without any cost.



Alta Vista Dream Home

Unsurpassed quality, full of eco-friendly amenities,
ready to move in!

This spectacular home, designed by renowned architect Christopher Simmonds, is located in the well-established neighbourhood of Alta Vista, one of the city's most desirable residential areas. Crestview Road is a quiet street where young children can safely ride their bicycles. It's within walking distance of three hospitals: CHEO, Riverside and Ottawa's General Hospital. Being less than 500 meters from the Pleasant Park Rapid Transit Station, you're only minutes to downtown Ottawa via public transportation, 10 minutes by car. This community also benefits from great schools and numerous forested parklands, including dog-friendly Grasshopper Park.

Roy Nandram, owner of RND, is the builder of this two story, five bedroom, six bathroom estate home. He has set a new standard for "green" excellence in Ottawa. Every part of this **R2000 NetZero-ready** home incorporates the very latest conveniences and energy efficiencies for your family's health and comfort. In fact, this home has just set new records for thermal performance! (See www.rndconstruction.ca for RND's growing list of outstanding awards).

A large entrance foyer with ceramic marble tiles leads to an impressive 17' high curved feature wall. Glass walls highlight the den/study area and a stately dining room large enough for a 12 guest dining table. The wet bar is complete with thermostat controlled wine fridge, wine glass holders and lockable spirits cabinets.

The great room is simply that: it's GREAT! It features 18' ceilings, natural



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224 Crestview Road

finish 5" engineered white oak floors, tall ceramic-tiled three-sided fireplace. It is flooded with sunlight from large south-west facing windows overlooking the large rear 12' x 7' stone deck and yard.

Nothing has been spared in the professionally designed 23' wide custom kitchen. High-end stainless steel appliances, massive sit-up center island made of Cambria stone, solid maple dove-tail drawers on full extension rails, articulated slide-out lazy-susan shelves, large pantry cupboard, cappuccino coffee counter area, floor central-vacuum dust port, chef-caliber gas stove... the list goes on and on. It also includes a generous eating area with large double-wide "lift & slide" glass door to access the rear yard patio BBQ area.

The master bedroom is spacious and full of sunlight beaming through large windows from three sides. The fireplace keeps you cozy at night. There are built-in bedside nooks for your bedtime reading materials, a generous sitting area, a truly stunning walk-in closet and a full-featured ensuite including deep oval stand-alone tub, a spa multi-jet low-curb glass shower, even a special vanity counter. Two other large bedrooms also have full ensuites.

On the practical side, LED lights are everywhere. The double oversized garage is electric-car wired, ready for an optional car lift allowing space for three vehicles and has direct stair access to the basement. The lower level has large window wells for plenty of sunlight, a full bathroom, a dog-wash, roughed-in wet bar area and more than enough room for a wide in-home theatre and gym. The utility room is nothing short of an eco-geek's paradise.

We hope you will have an opportunity to view this spectacular home. Please call André at 613-262-0606 to arrange a private viewing.



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MLS # 1127015 Data Sheet

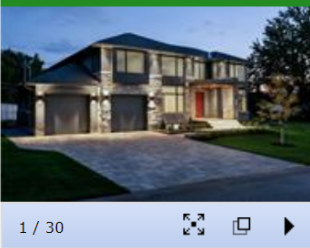
Click here for more details: www.224crestview.com

224 CRESTVIEW ROAD, Ottawa K1H 5G3

ML#: 1127015



New Listing!



1 / 30

Status: Active
Dist/Neigh: 3603- Faircrest Heights
Municipality: Ottawa
Neigh Name: Alta Vista
Lot Size: 99.38' x 113.58'
Zoning: RESIDENTIAL - Residential First Density (R1)
Zoning Desc: Residential
Legal Desc: LOT 81, PLAN 550 CITY OF OTTAWA

List Price: \$2,490,000
Sub Type: Residential
Fronting: South
Acres: 0.219
IrregSqt: No
Seasonal: No

Directions/Remarks

Directions: Go south on Alta Vista from Smyth Road, 2nd right (west) is Crestview Rd, house is second on the left (south) side.

Public Remarks: Christopher Simmonds architect designed, in most desirable Alta Vista area. Walk to 3 hospitals. Minutes to downtown. Great schools & dog-friendly Grasshopper Park. RND Construction sets new standard for "green" excellence, incorporates latest R2000 and NetZero-Ready energy efficiencies for your family's health & comfort. Large entrance foyer leads to great room, features 18' ceilings, 3-sided fireplace, flooded with sunlight from large south-west facing windows. Nothing spared in 23' wide custom kitchen with Cambria stone center island, articulated slide-out shelving, cappuccino coffee counter area, etc. Master bedroom spacious, full of sunlight through windows on 3 sides, fireplace, built-in nooks, stunning walk-in closet, full-featured ensuite w deep oval stand-alone tub, spa/multi-jet shower, vanity counter. On practical side, double oversized garage accommodates optional car lift, has direct access to basement. Utility room is an eco-geek's paradise. Pool and other items optional.

Property Information

Style: Detached
Builder: RND Construction
Year Built: 2018/New
Parking Desc: 2 Garage Attached, Inside Entry, Interlock, Oversized
Heat Desc: Forced Air, Radiant
Air Conditioning: Heat Pump
Water Supply: Municipal
Exterior Finish: Brick, Stone, Stucco
Foundation: Poured Concrete
Basement Desc: Full
Floor Covering: Ceramic, Hardwood
Appliances Incl: Built-In Oven, Dishwasher, Dryer, Freezer, Hood Fan, Microwave, Refrigerator, Washer, Wine Fridge
Feat/Equip Incl: Air Exchanger, Alarm System, Auto Garage Door Opener, Central/Built-In Vacuum, Gas Stove(s), External Natural Gas Hookup, Humidifier, Network Wiring, Wet Bar
Site Influences: Family Oriented, Fenced Yard, Flat Site, Fully Serviced, Park Setting, Partially Landscaped, Underground Sprinkler, Wooded Area
Neigh Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby
Rental Equip: none

Type: 2 Storey
Model: 2
#Gar: 2
Total Beds: 6
Beds AG: 5
Beds BG: 1
#Cover: 2
Heat Fuel: Natural Gas
Roof: Asphalt Shingle
FP: 2
Sewer: Sewer Connected
Construction: Frame
Basement Dev: Partly Finished
Fire Retrofit: Electric, Gas
FB/PR Bths: 6/0
Ensuites: 3
Total Park: 5

Room Information

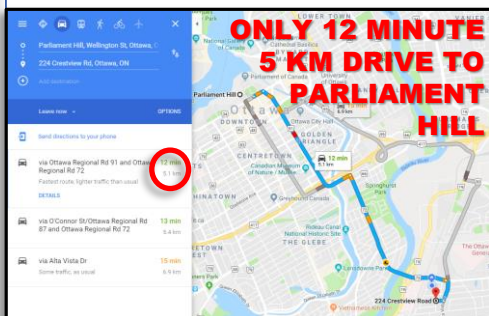
Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	16' x 13'	DEN	Main	14'9" x 13'	DINRM	Main	19' x 13'	GREATRM	Main	22' x 14'
KITCH	Main	23'6" x 17'	PANT	Main		BATH3	Main	6'7" x 5'	MUDRM	Main	12' x 7'
BEDRM	Main	16' x 13'	WALKIN	Main		ENS3PC	Main	8' x 5'6"	MUDRM	Main	12' x 6'6"
MBED	2nd	23'7" x 16'5"	WALKIN	2nd	10' x 9'5"	ENS5PC	2nd	16' x 12'11"	BEDRM	2nd	20' x 13'3"
WALKIN	2nd	7'5" x 5'	ENS3PC	2nd	10'11" x 5'6"	BEDRM	2nd	13'2" x 13'11"	BATH4	2nd	10'4" x 8'2"
BEDRM	2nd	15'2" x 13'	WINE	Bsmt		UTIL	Bsmt				

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Addl Images URL: <http://rndconstruction.ca/developments/alta-vista/>
Taxes/Yr: \$0.00/2018
Assmt/Yr: \$0.00/2018
Survey/Yr: 2017

Office Information

List Office #1: EXP REALTY OF CANADA INC., Brokerage



eXp Realty of Canada Inc.
 343 Preston Street, 11th floor
 Ottawa, Ontario, Canada K1S 1N4

André Major
 Broker, FRI, CCIM, MBA

Direct: 613-262-0606
 Office: 866-530-7737
 andre@andremajor.com
 www.andremajor.com

