

WELCOME TO
504 Allee Enclave



JACOB FLOYD
jacob@floydteam.ca
613 788 2578



GLENN FLOYD
glenn@floydteam.ca
613 788 2576

Overview: 504 Allee Enclave Lane

Stunning, modern, and bright EQ Homes Juniper model located tranquil community of Clarence Crossing. Offering 3 bedrooms and 2.5 bathrooms plus a fully finished basement across 1583 SQFT as per builder plan. The main floor has been designed with an open concept lifestyle featuring premium hardwood floors throughout. Cozy dining space flows into the expansive living room and culminates with the modern white gleaming kitchen with grey quartz counters, ceramic backsplash, shaker style cabinets, massive centre island, and SS appliances. 2nd level sleeping quarters with primary bedroom retreat with walk-in closet, berber carpets, and luxury 3pc ensuite bath. Two additional well sized bedrooms, linen closet, and 4pc modern bath. The fully finished basement extends the living space with huge rec room, storage space, laundry room, and utility space. Amenities include plenty of walking paths bordering the Ottawa River, Schools, Parks, and Shopping/Dining.

Room Measurements

First Floor

Foyer:	6'1" x 6'4"
Living Room:	15'7" x 10'10"
Dining Room:	8' x 9'3"
Kitchen:	8'4" x 14"
2PC Powder Room:	4'10" x 5'

Second Floor

Primary Bedroom:	13'9" x 15'10"
Walk-In Closet:	4'11" x 5'5"
3PC Ensuite:	4'11" x 10'
Bedroom 2:	10'1" x 9'11"
Bedroom 3:	11'5" x 8'9"
4PC Full Bathroom:	7'6" x 4'11"

Basement

Recreation Room:	14'11" x 11'10"
Laundry Room:	15'8" x 6'7"
Utility Room:	7'2" x 4'8"
Storage Room:	12'5" x 7'11"

Items of Note

- 2022 Juniper model by EQ Homes
- 1583 SQFT with 230 SQFT Finished Basement
- Poured concrete foundation
- Photos taken prior to tenant occupying the property. Tenant has found a new property and leaving October 31st 2023
- **Heating:** Forced Air Natural Gas, **Cooling:** Central Air
- **Taxes 2023:** \$3660.00 (based on a "Clarence-Rockland" property tax calculator)
- Rented Tankless Water Heater
- **Features:** Smooth Ceilings, Pot Lights, Premium Flooring: Hardwood, Ceramic Tile, Berber Carpet
- **Inclusions:** Refrigerator, Stove, Dishwasher, Hood-Fan, Washer, Dryer, All Electric Light Fixtures
- **Exclusions:** Tenant Belongings (Tenant is vacating)
- **Association Fee:** \$62.35/ month (Private Road Allowance)

Main Level Information

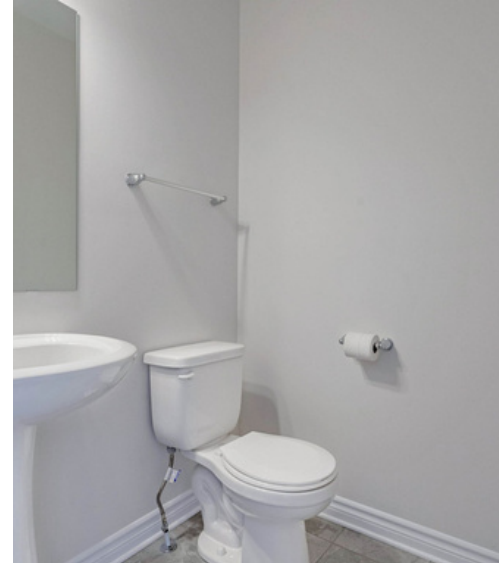
FOYER: Spacious front foyer entrance with single overhead light fixture, double sliding closet for storage, light ceramic tile floor, and decorative front door with glass paneled inlay and double transom window above and beside providing an abundance of natural light. Interior garage access is provided just beyond the foyer.

POWDER ROOM: Convenient main floor powder room features light ceramic tile floor, white toilet, pedestal sink with chrome hardware and decorative light fixture.

LIVING/DINING ROOM: Open concept inspired floorplan begins with a dedicated dining room with overhead light fixture, NEST smart thermostat, and HRV control. Premium brown and grey toned hardwood floors span across the entire main living space. The spacious living room looks out into the private backyard and features a large double window providing natural light.

KITCHEN: Gleaming white kitchen is designed for the chef and entertainer featuring grey quartz counters, plenty of white shaker style cabinetry and drawers with brushed steel hardware, subway style ceramic backsplash, 3 overhead pot lights, and one pendant light. Centre island accommodates additional storage space, double undermount sink with dual function faucet, and extends the working space. Includes the brand new stainless-steel appliances; Refrigerator, stove, dishwasher & microwave/hood-fan. Sliding patio door access leads to the backyard.





Second Level Information

STAIRCASE / HALLWAY: Staircase with decorative stained railing and light beige Berber carpets lead to the 2nd level sleeping quarters. The landing and hallway include a linen closet with built in shelving and two overhead light fixtures.

PRIMARY BEDROOM: Expansive primary bedroom retreat located at the back of the home with Berber carpets, double window overlooking the backyard, overhead light fixture and walk in closet with built in shelving and rods.

ENSUITE: Luxurious 3pc ensuite bathroom features white ceramic tile floor, white toilet, light brown box vanity with white speckled counters, sink with chrome hardware, and decorative mirror/light fixture. Spectacular glass walk-in shower with grey subway style ceramic tile surround and easy to clean acrylic base. A single window provides additional illumination.

BEDROOM 2: Well sized second bedroom with double window overlooking the front yard, sliding double door closet, and overhead light fixture.

BEDROOM 3: Accommodating third bedroom with double window overlooking the front yard, consistent double door sliding closet, and overhead light fixture.

BATHROOM: 4pc main bathroom with white ceramic tile floor, white toilet, box vanity with brown cabinetry, contrasting light countertops, decorative mirror/light fixture, and tub/shower combo with subway style ceramic tile surround.





Basement Information

STAIRCASE: Staircase with decorative stained railing and light beige Berber carpets lead to the fully finished basement.

RECREATION ROOM: Fully finished rec room with Berber carpets, double window, and overhead light fixture provides a great flex space that extends the family living space.

STORAGE: Spacious storage room for all your belongings.

LAUNDRY/UTILITY ROOM: Laundry room with brand new Maytag Washer, Dryer. Utility room with the 100AMP Electrical panel, Air Exchanger, Furnace, Tankless Water Heater, and Home Networking HUB.





LOT, EXTERIOR & BACKYARD DESCRIPTION

Nestled on a quiet family friendly street in the new subdivision of Clarence Crossing in Rockland. Tremendous curb appeal with modern finishing's includes light brick exterior with contrasting blue gray vinyl siding. Premium brown cladded windows, tan exterior doors, maintenance free aluminum fascia and soffits, and black shingled roof. Parking for two vehicles in the laneway plus single car garage. Backyard is well sized with back privacy fence and awaits your finishing touches.

