

514 Nordmann Fir Court



Abbottsville Crossing | 4 Beds | 5 Baths
Listed for
\$1,149,900



Guan Guan

Sales Representative



✉ guan@guanguanrealty.com

🌐 guanguanrealty.com

☎ +1 613-618-6437

WEBSITE



YouTube



About the Community

- Abbotsville Crossing is a beautiful community at the heart of Stittsville-Kanata, **close to all amenities** at Fernbank & Hazeldean
- The 8-acre Bradley-Craig Park, winding trails along the ponds & Trans-Canada Trail provide plenty of nature access
- Nordmann Fir Court is a quiet **cul-de-sac street** bordered by ponds on both sides, filled with large single-family homes



Popular Plan & Special Lot

- 514 Nordmann Fir Court is Mattamy's ultra popular **Parkside model**, with 3,300+ sq. ft. of exquisitely-finished living space over three floors
- The home sits on a special **walkout pond lot** overlooking over 40 acres of City-owned greenspace area, with multiple ponds & treelines
- The walkout condition allows for **huge basement windows** plus a **full-width deck** at the rear of the home w/ glass railings



Beautiful Features

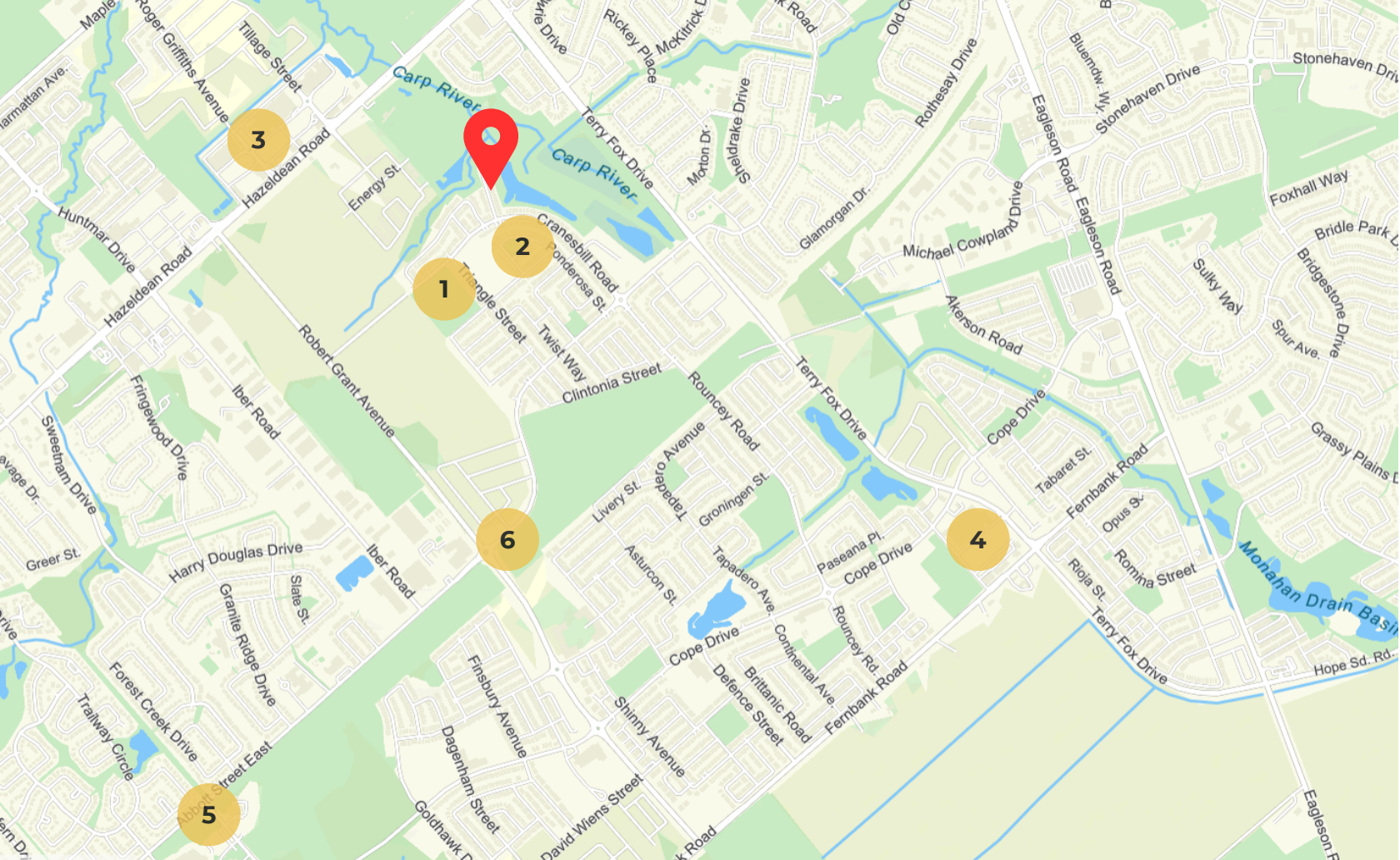
- Step into the spacious foyer, w/ custom light fixture, to find a beautiful wood feature staircase with steel spindles & chandelier
- The **chef's kitchen** includes SS appliances incl. a wall oven, quartz countertops, custom light valences and extended height cabinetry
- Premium finishes: 3-sided glass shower in the primary ensuite, custom light fixtures & more



Home Details

- **Builder:** Mattamy Homes
- **Build Date:** 2019
- **Model:** Parkside, c. 2,652 sq. ft. above grade
- **Lot:** 95' x 36', walkout basement, pond view
- **Property Taxes:** \$6,492/year (2024)
- **Rental Items:** hot water tank (\$57.27/month, VISTA)





LOCAL AMENITIES & DRIVE TIMES

- 1. Bradley-Craig Park:** 6 minute walk (450m) - playground, sports fields & other amenities
- 2. Susanna Kemp Park:** 3 minute walk (240m) - public park & playground
- 3. Shopping at Fernbank:** 5 minute drive (2.8 km) - Walmart, Dollarama, Pet Valu, LCBO, Bulk Barn, RBC, plenty of other dining & shopping options
- 4. Shopping at Hazeldean:** 7 minute drive (3.3 km) - even more shopping, dining, and entertainment if Fernbank isn't enough.
- 5. CARDELREC Recreation Complex:** 8 minute drive (3.8 km) - pool, skating rinks, fitness centre & more
- 6. Trans-Canada Trail:** 30 minute walk or 10 minute bike ride (2.0 km)

LOCAL SCHOOLS

- 1. Shingwàkons Public School:** OCDSB JK-6 English & Early French Immersion
- 2. A. Lorne Cassidy Elementary School:** OCDSB Grade 4-6 Middle French Immersion
- 3. Maplewood Secondary School:** OCDSB 7-12 English & French Immersion
- 4. St. Martin de Porres School:** Catholic Board JK-6
- 6. All Saints Intermediate / High School:** Catholic Board 7-12

FLOORPLAN: PARKSIDE (2,652 sq. ft. AG)



LOT MAP

