



52 hackamore crescent

RICHMOND • 3 BEDS • 3 BATHS

Come home to this newly built Series 1 Plan 1 model by Caivan, featuring over \$50,000 in tasteful upgrades and nearly 1900 square feet of living space. 52 Hackamore Crescent is beautifully situated in this young Richmond neighbourhood.

let's talk • 613-369-8314 • info@rachelhammer.com



52 hackamore crescent

RICHMOND • 3 BEDS • 3 BATHS

The landscaped front yard with decorative garden invites you in. Oak hardwood flooring extends throughout the open concept living area, with neutral ceramic tiling in the spacious foyer. Enjoy the convenience of inside access to the single-car garage.

Appointed with 9' ceilings, the living area sees plenty of natural light through south-facing windows. Spend a cosy evening around the gas fireplace, or entertain in the kitchen, upgraded with extended cabinetry and a custom island. Great care is evident in the design of this kitchen, featuring quartz countertops and classic shaker cabinetry, stainless steel appliances and offset subway tile. Open shelving above the sink and brass pendant light fixtures add a touch of modern elegance. For your convenience, the French-door refrigerator is upgraded with a water line.

let's talk • 613-369-8314 • info@rachelhammer.com



52 hackamore crescent

RICHMOND • 3 BEDS • 3 BATHS

The south-facing master bedroom offers generous square footage, as well as a walk-in closet and ensuite bathroom. The upgraded spa ensuite is your own private oasis, featuring a Roman tub, granite vanity with twin sinks, and a shower with timeless subway tiling. Soft-close cupboard hinges complete your vanity storage. Two additional bedrooms enjoy high windows and plenty of afternoon sun. The west bedroom offers a deep closet, while the east bedroom features a full walk-in closet. The adjacent full bathroom includes a tub/shower with rainfall showerhead.

Downstairs, the finished basement extends your family's living space. Redone with sturdy laminate flooring (2019), this space is perfect for an entertainment centre, playroom, or home office. On this level you'll also find laundry facilities, complete with a laundry tub, and storage space.

let's talk • 613-369-8314 • info@rachelhammer.com



52 hackamore crescent

RICHMOND • 3 BEDS • 3 BATHS

Foyer	Main	4'9" x 6'1"
Living Room	Main	15'8" x 11'6"
Kitchen	Main	10'6" x 9'9"
Eating Area	Main	5'10" x 9'11"
Partial Bath	Main	5' x 5'6"
Primary Bedroom	Second	12'10" x 12'6"
5-Piece Ensuite	Second	9'3" x 8'6"
Walk-in Closet	Second	3'9" x 7'5"
Bedroom	Second	11' x 12'8"
Bedroom	Second	9'9" x 10'11"
Walk-in Closet	Second	4'10" x 4'8"
Full Bathroom	Second	4'10" x 8'5"
Family Room	Lower	14'5" x 14'9"
Laundry Room	Lower	5'11" x 14'9"

Includes

Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Light Fixtures, Planter Boxes, Nest Thermostat and Doorbell, Bathroom Mirrors, Automatic Garage Door Opener, Tire Rack, Basketball Net, Rain Barrel, TV Bracket.

Features

- Upgraded spa ensuite, featuring Roman tub, granite counter, twin sinks, standing shower and classic subway tile.
- Upgraded kitchen with island and breakfast bar.
- Fully fenced backyard with planter boxes.

rachelhammer.com

REAL ESTATE TEAM



let's talk • 613-369-8314 • info@rachelhammer.com



Royal LePage Team Realty
Hammer and Associates, Brokerage
4-3101 Strandherd Drive, Ottawa, ON K2G 4R9
613-369-8314