

Welcome to

35 Cleadon Drive



CHELL
TEAM



Welcome to this lovely 4 bedroom split-level home boasting many recent upgrades, located in the fantastic neighbourhood of Crystal Beach! Close proximity to DND, public transit, the Ottawa River, Corkstown Pool, Tennis Club, Maki Park, Lakeview Park, Dick Bell Park/Nepean Sailing Club, Andrew Haydon Park, walking/bike paths, future LRT & quick access to the highway. Step inside to discover an inviting and spacious living room with vaulted ceilings, exposed beams, wood-burning fireplace, built-in shelving and large picture window, allowing plenty of natural light to pour in. The formal dining area is perfect for entertaining, while the newly updated kitchen features new cabinetry, counters and backsplash. Upstairs you'll find three good-sized bedrooms and a newly renovated 4-piece main bathroom. The lower level features a flexible bedroom/home office, plus a renovated powder room - ideal for hosting guests. Basement offers a finished rec room, laundry and ample storage. Private east-facing backyard with patio and mature cedar hedges. Attached garage with inside entry. Enjoy a lifestyle enriched by nearby parks, waterfront paths, and community charm!



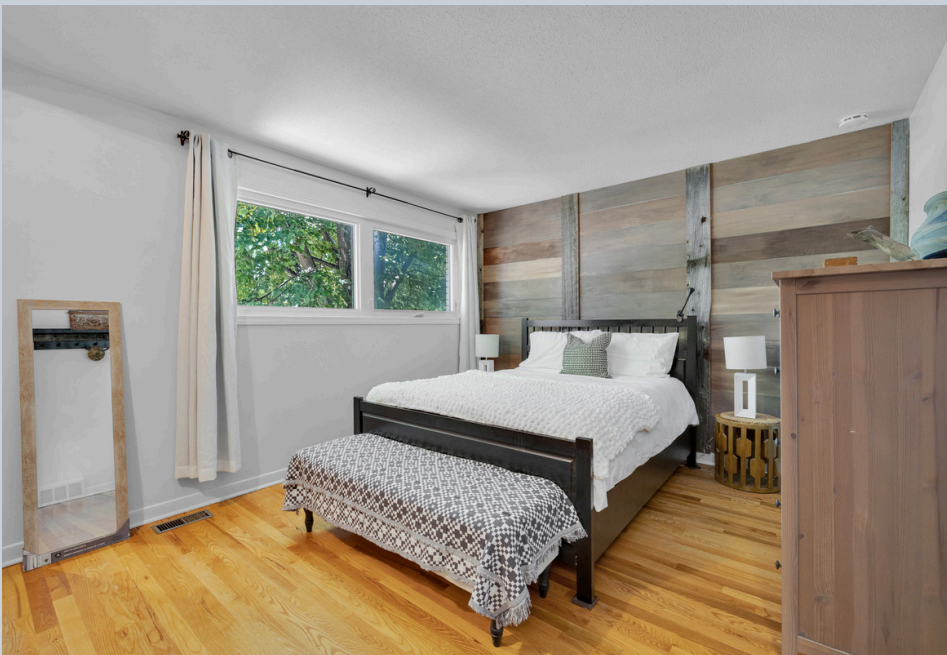


Bedrooms: 4
Bathrooms: 2
Neighbourhood: Crystal Beach
Lot Size: 65 ft x 100 ft
Year Built: 1963
Possession: TBA
Style: Detached, Split-Level
Exterior: Brick, Siding
Parking: 3
Garage: Single Car Attached, inside entry
Heating: Forced Air / Natural Gas
Cooling: Central Air
Taxes: \$4,832.37 / approx

MAIN LEVEL	
Living Room	22'5" x 11'5"
Dining room	11'5" x 9'1"
Kitchen	11'5" x 9'7"
SECOND LEVEL	
Primary Bedroom	12'10" x 11'5"
Bedroom	11'6" x 9'4"
Bedroom	10'7" x 8'2"
Bathroom	4-piece
LOWER LEVEL	
Bedroom	11'11" x 8'2"
Bathroom	2-piece
BASEMENT	
Recreation Room	19'10" x 11'9"

INCLUSIONS
Refrigerator, Stove, Microwave/Hood Fan, Washer, Dryer, Armoire in Laundry Room, Storage Shed, Auto Garage Door Opener

EXCLUSIONS
Freezer in Basement







UPGRADES LIST

35 Cleadon Drive

2025

- Natural gas furnace
- Central air conditioner
- Roof re-shingled
- New kitchen cabinets, counters, backsplash
- Renovated main bathroom
- Renovated powder room
- Eavestroughs / downspouts





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