

FOR SALE



ROYAL LePAGE
Team Realty
Independently Owned and Operated, Brokerage

CUSTOM BUILT IMPRESSIVE 2-STORY ON 2 ACRES
Greely Orchard Estates

1400 BYLES WAY

More Info



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613-618-0131
613-799-7557



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1400 Byles Way, Ottawa Ontario

OUTSTANDING GREELY ESTATES HOME

A 2007 custom-built 4 bedroom/4 bathroom impressive 2-storey ~5000 sq ft home complete with 2 acres, a private backyard oasis, indoor salt water pool, sauna, home gym and lower level walkout to lush gardens.

Embraced by natural forests, bringing plenty of curb appeal with a grand horseshoe driveway, brick & stucco exterior, oversized attached garage, and a beautiful covered front porch. Set on a unique double corner lot - your opportunity to have "your own block" as the only home on its street. Bright & spacious with high ceilings, stunning floating staircase, rich hardwood floors and endless tree top views. Many luxury features including a great room with soaring fireplace; formal dining room; bonus prep kitchen with high-end appliances; primary bedroom with a large walk-in closet, 5-piece ensuite, fireplace and balcony to unwind under a million stars; convenient 2nd floor laundry; main floor office/4th bedroom. Expansive backyard surrounded by mature trees offering complete privacy - walkout from pool to patio to enjoy the gorgeous landscaping, fruit trees, walking trail, greenhouse and many sunsets ahead.

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Exterior



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Pool and Lower Level



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Main Level



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Upper Level



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OVERVIEW

- Bedrooms: 4 / Bathrooms: 4
- Property Type: Two-Storey
- Septic, Drilled Well
- Neighbourhood: Greely
- Lot Size: 247 ft x 350 ft - 2 acres
- High 9', 10' and 17' ceilings
- Taxes/Year: \$9,124.44 / 2023
- Heating: Forced Air, Natural Gas
- Central Air Conditioning
- Year Built: 2007
- 400 (2 x 200) amp electrical
- Approximate Hydro Expense: \$1,959 (July 2022 to June 2023)
- Approximate Enbridge Gas Expense: \$1,866 per year (September 2022 to August 2023)

DETAILS

- **Indoor Saltwater Pool** - 32'L x 12'W (2013) by Splash Pools (\$20k in 2013), Natatorium controlled by Dectron Air system DSV-015-3 and Hayward remote control for water and air temperature. Rechargeable underwater vacuum 'Pool Blaster Max™ Li - Water Tech'; Pool serviced annually.
- **Infrared Sauna** - *Ironman 3p* (2008)
- **Water Treatment System** - Softener, UV Light, 0-0 2023 Water Potability
- **Furnace** - *Amana* with air booster
- **Central AC** - *Amana ASX-16*
- **Fireplaces**: 2 wood burning quartz stone fireplaces; 1 electric fireplace
- **Whole House Humidifier** - AprilAire Model 700 Fan-Powered Evaporative Humidifier
- **ERV** - Venmar AVS Dual 1.9 ERV system w/Altitude auto controller
- **Roof** - Metal Roofing, Katech Panels
- **Drilled Well**: (located at right side of house by the Hosta Garden / side door)
- **Septic**: 3000L, last pumped 2018 (located at left front yard)

UPDATES

- Exterior Stucco (2022)
- 8 Skylights - \$32k (2021)
- Select Windows - Living Room (2021)
- Vent Stack - Roof (2021)
- Select Patio Doors - Pool Room (2019)
- Greenhouse 12' x 8' (2014)
- Irrigation System (2013)
- Saltwater pool (2013)
- All major appliances (2013)
- Peruvian hardwood (2013)
- Furnace (2013)
- Central Air Conditioning (2013)
- Humidifier and ERV (2013)
- Full Bathroom - Pool - (2013)
- Hot Water Heater (2013)

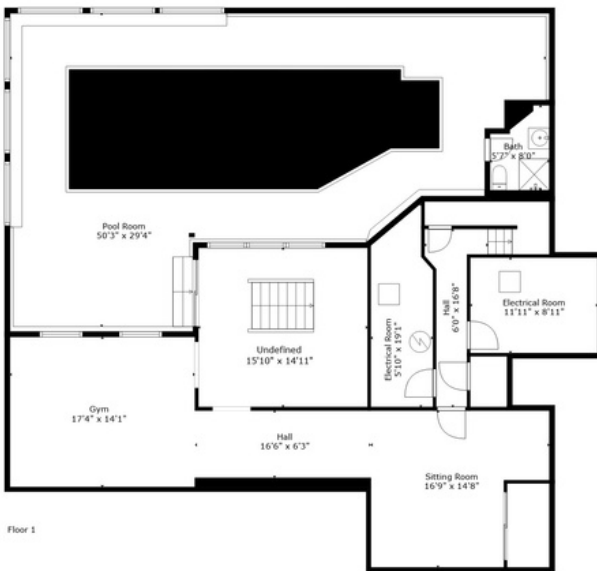
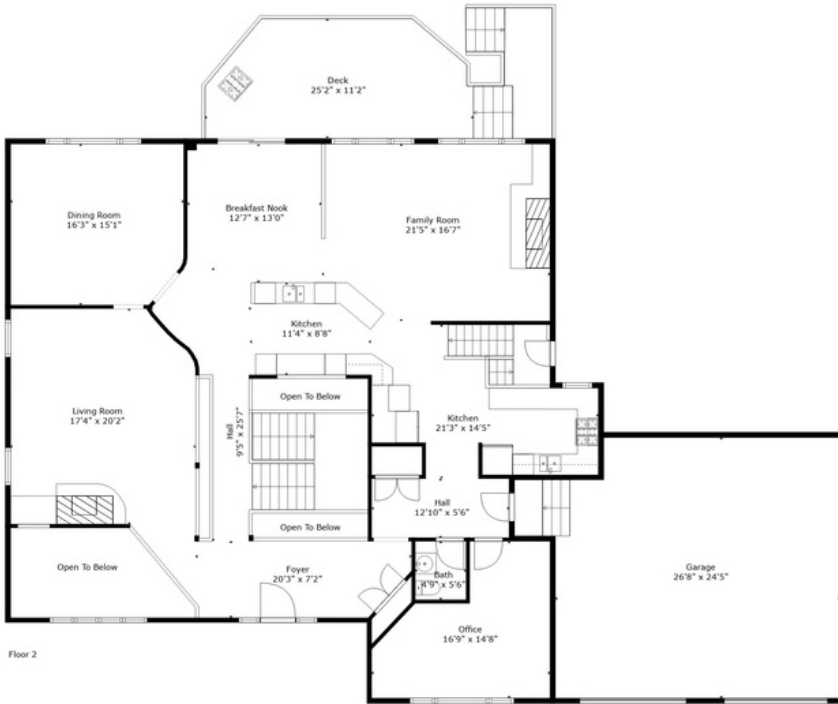
APPLIANCES

- **3 Ovens**: *Wolf* 36" Commercial Grade Gas Range & Hood (\$14k) and Jenn-Air double wall oven / microwave combo
- **2 Fridges**: *SubZero* Commercial Fridge (\$11k) and *Jenn-Air* 36" Fridge
- **2 Dishwashers**: *Fisher Paykel* and *Asko*
- **2 Wine Fridges**: *Danby*
- **1 Standup Freezer** (basement)
- Washer, Dryer - LG

LANDSCAPING

- **Irrigation System**: Front and Back, Covering 45,000 sq ft of property (self watering)
- **Patio**: Large stone walkways and lower level interlock patio off pool room with 6 double doors
- **Decks**: Two upper decks
- **Gardens**: Landscaping full of trees and flowers (over 80 species) including: Apple; Pear; Chestnut; Plum; Maple; Cedar; Magnolia bush; Japanese Lilac; and Japanese Maple Trees.
- **Greenhouse**: self watering, 12' x 8'
- **Walking trail** around property with outdoor firepit

FLOORPLAN



GROSS INTERNAL AREA

Below Ground: 1036 sq. ft, FLOOR 2: 2204 sq. ft, FLOOR 3: 1760 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 203 sq. ft, POOL ROOM : 763 sq. ft, OPEN TO BELOW: 180 sq. ft,
 GARAGE: 654 sq. ft, DECK: 335 sq. ft, LOW CEILING: 142 sq. ft,
 BALCONY: 53 sq. ft
 TOTAL: 5000 sq. ft

Measurements Are Deemed Highly Reliable But Not Guaranteed



KEY LINKS

[1400 BYLES WAY - ALL PHOTOS](#)

[1400 BYLES WAY - VIDEO TOUR](#)

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