

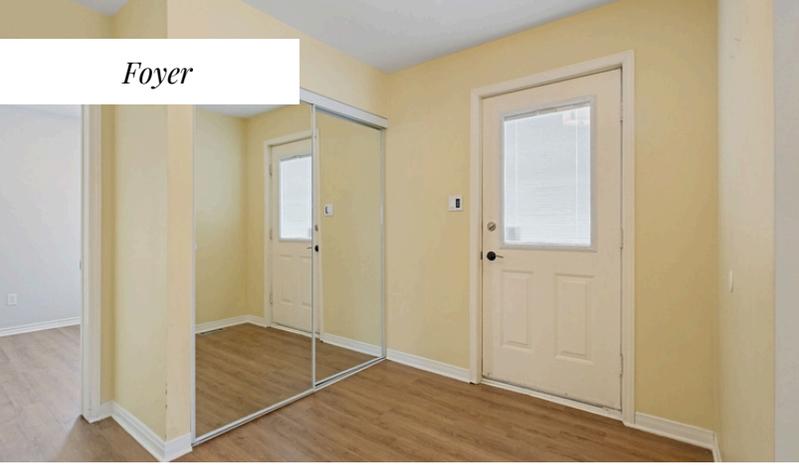


*48 Lotta Avenue*

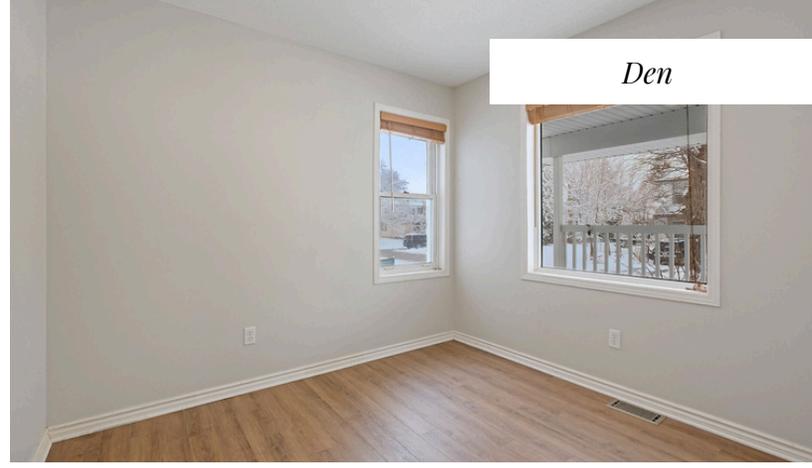
**\$1,199,900**

**RE/MAX**  
Absolute Realty Inc.  
Brokerage, Each Office Independently Owned and Operated.

*Foyer*



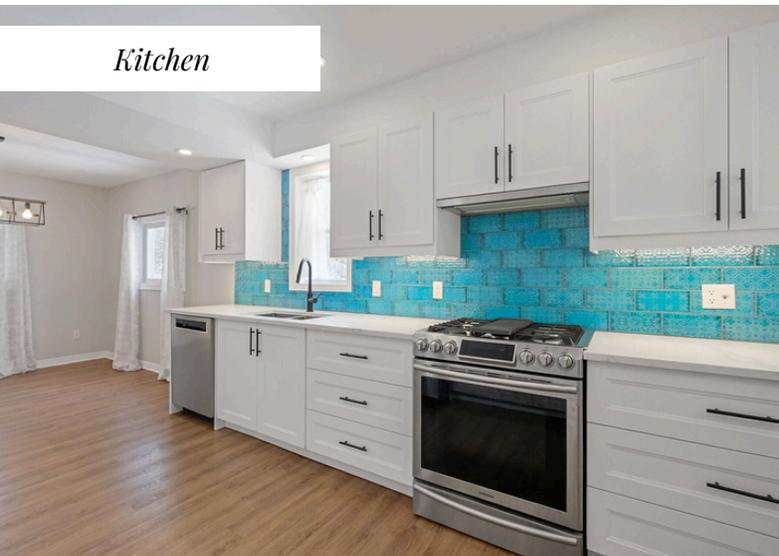
*Den*



*Dining Room*



*Kitchen*

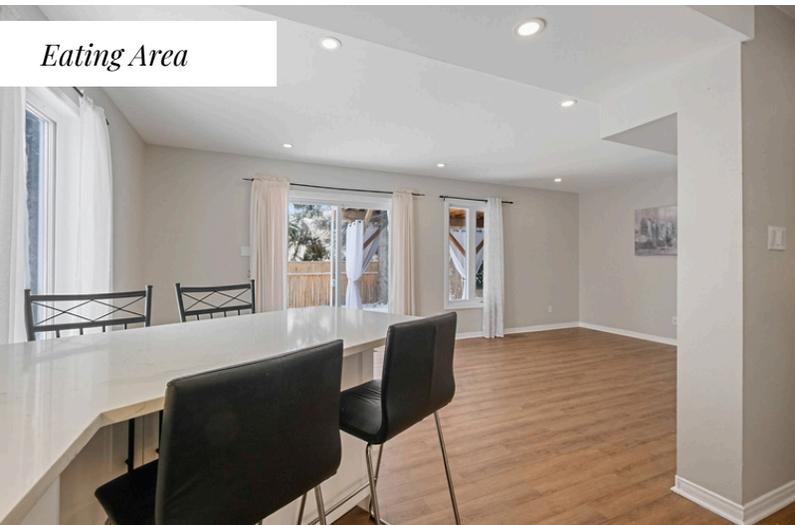


Information herein deemed reliable but not guaranteed.

*Kitchen*



*Eating Area*



*Powder Room*



## *Home Details*

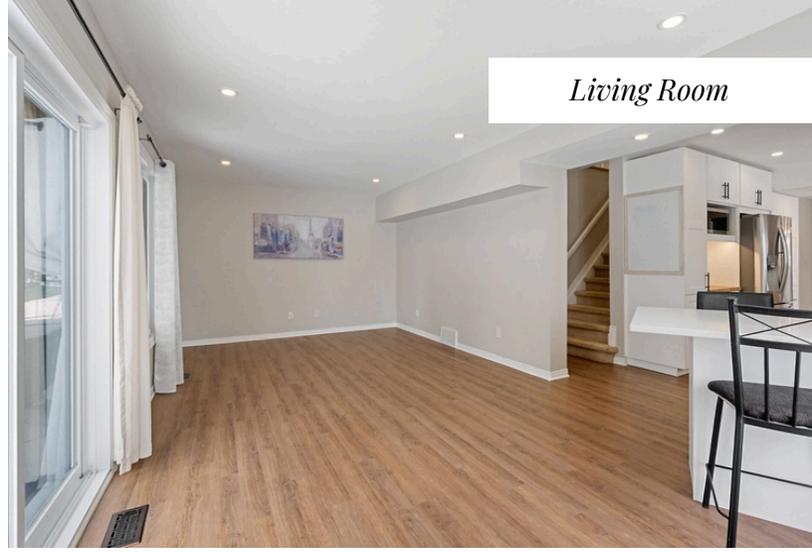
- This beautifully updated two-storey home offers 5 bedrooms and 4 bathrooms, ideally located in the sought-after central community of St. Claire Gardens. Designed with space, style, and versatility in mind, it's perfect for modern families and well-suited for multi-generational living.
- The expansive 90 x 100 ft corner lot includes a large backyard with an interlocking brick patio, a hot tub, and a second-storey deck—an ideal setting for outdoor entertaining.
- Enjoy proximity to schools, hospitals, parks, shopping, grocery stores, and convenient public transit, including the upcoming Phase 2 LRT Baseline Station. With easy access to Algonquin College, College Square, Merivale Road amenities, and Highway 417, this home offers exceptional convenience.
- A rare opportunity in the neighbourhood, this property also presents future development potential on one of the few oversized corner lots in the area.

Information herein deemed reliable but not guaranteed.

*Living Room*



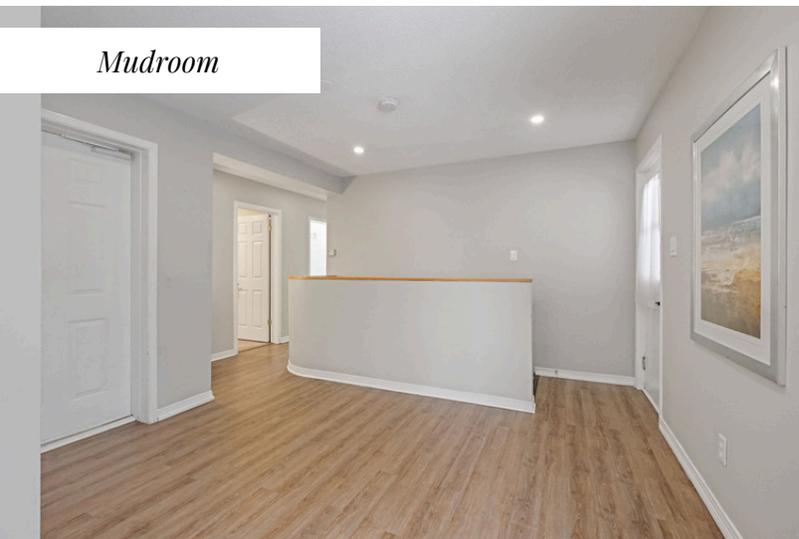
*Living Room*



*Living Room*



*Mudroom*



*Laundry Room*



Information herein deemed reliable but not guaranteed.

# Home Details

## Main Level

- Step into this thoughtfully designed home through a welcoming foyer, featuring ceramic tile flooring and a spacious double mirrored closet—ideal for keeping coats and shoes organized and out of sight.
- Just off the entrance, a bright and versatile den with two oversized windows offers the perfect space for a home office, study, or reading room. Abundant natural light makes this a comfortable and inspiring area to work or relax.
- The formal dining room is an elegant space, perfectly suited for hosting family dinners and special occasions. It features a modern chandelier and ample room for a full-sized dining set, creating a warm and inviting atmosphere for entertaining.
- High-quality laminate flooring flows throughout most of the main floor, providing a cohesive look that's both stylish and durable.
- The updated kitchen is a standout feature—designed with both function and aesthetics in mind. It boasts sleek white cabinetry, quartz countertops, a stylish tiled backsplash, and a pantry with pull-out shelves. Multiple pot and pan drawers, along with a double stainless-steel sink beneath a large window, provide both convenience and natural light. Included appliances: refrigerator, gas stove, hood fan, dishwasher, and microwave. The peninsula offers seating for four, making it ideal for casual meals and social gatherings.
- Adjacent to the kitchen, large windows and patio doors open to an expansive backyard oasis. An interlock patio provides the perfect setting for outdoor dining, while the hot tub offers a tranquil space to unwind—ideal for entertaining or enjoying quiet summer evenings.
- The living room is a cozy retreat, highlighted by a large picture window that fills the space with light. It's the perfect setting for relaxing with family or enjoying quiet moments at home.
- A back hallway leads to several practical features: a main-floor powder room, a laundry room with washer and dryer, and a well-organized mudroom with direct access to the oversized double-car garage, complete with an automatic door opener. Outside is an interlocking brick driveway with parking for 4 vehicles.
- Further along, a side foyer with additional coat storage adds convenience for guests and everyday living.

## Second Level

- Upstairs, a carpeted staircase leads to four spacious bedrooms, each with large windows and generous closet space. One of the bedrooms features a walk-in closet, providing even more storage.
- The primary bedroom is a serene retreat with space for a queen-sized bedroom set. A large picture window and a glass-panel exterior door fill the room with light and offer direct access to a private upper deck—perfect for morning coffee or evening relaxation. The walk-in closet ensures plenty of space for wardrobe essentials.
- The 3-piece ensuite bathroom has been beautifully finished with a modern vanity featuring two large drawers, a tiled walk-in shower with glass doors, a dual-flush toilet, tile flooring, and a large mirrored medicine cabinet.
- The main bathroom offers a deep soaker tub with tile surround, a dual-flush toilet, and a quartz-topped vanity with undermount sink, cabinets, and drawers—combining functionality with style.
- A generous family room on this level provides additional living space, enhanced by hardwood flooring, recessed lighting, and direct access to the upper deck. This light-filled area is perfect for relaxing, watching TV, or hosting guests.
- A kitchenette adds exceptional convenience, complete with granite countertops, cabinetry, a double undermount sink, tile flooring, a microwave stand, and a fridge—ideal for extended family or guests.
- Two sets of French doors with Juliet balconies, three large windows, and ample pot lighting create a bright and welcoming environment throughout this space.
- A 2-piece powder room with modern vanity and tile flooring completes the upper level, providing added functionality for everyday living.
- This unique space offers endless possibilities—ideal for a home-based business, creative studio, or multigenerational living. This flexible area provides privacy while remaining connected to the main home.

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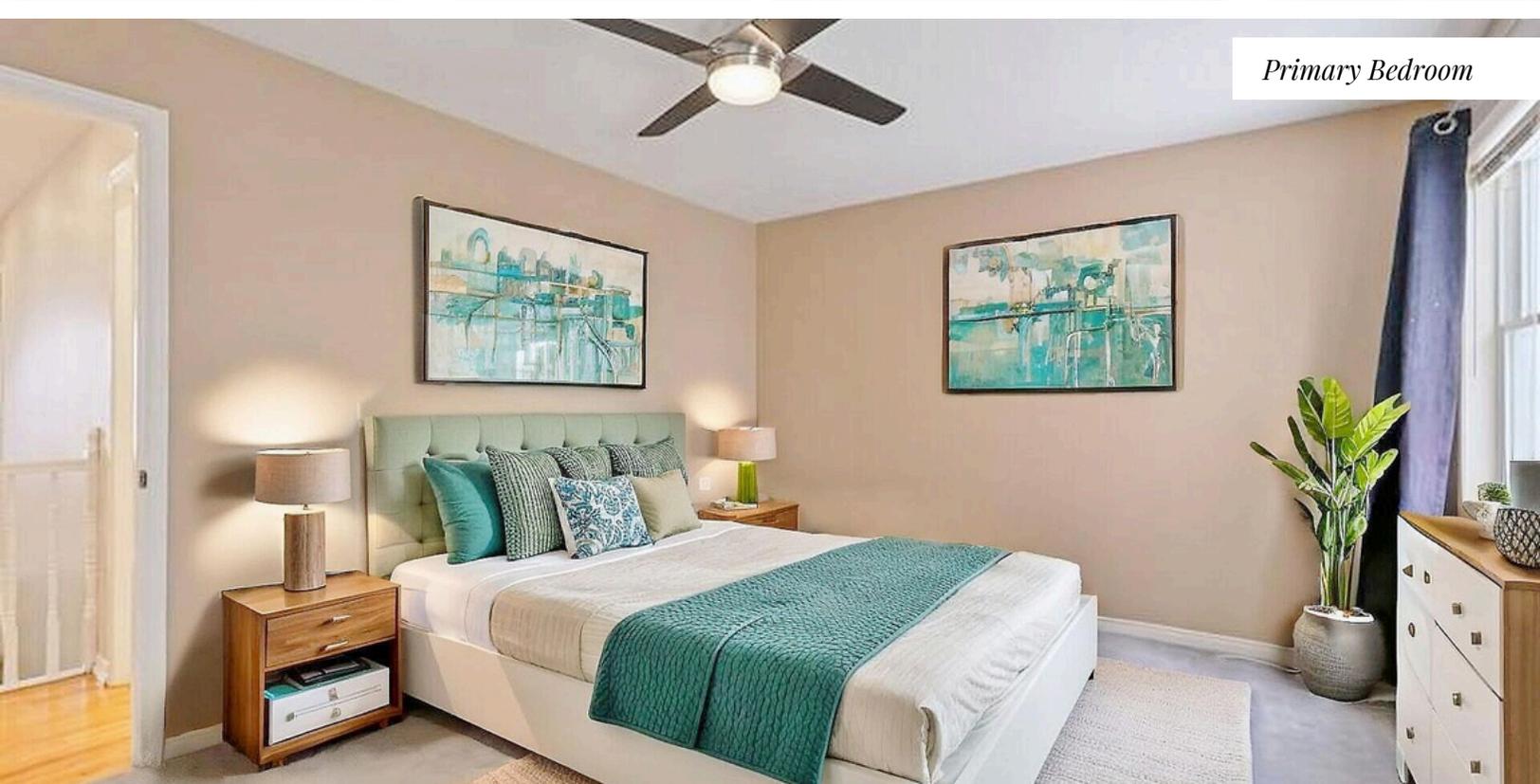
*Stairs*



*Primary Bedroom*



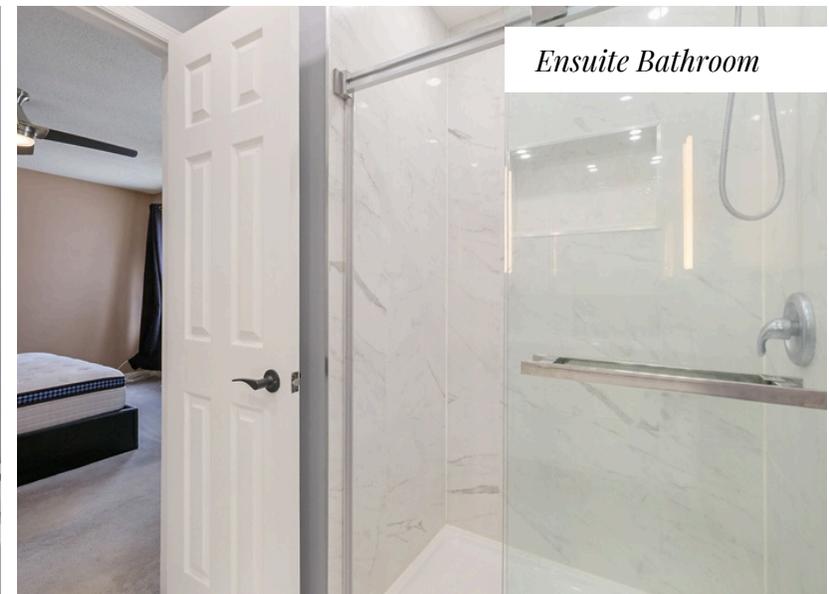
*Primary Bedroom*



*Ensuite Bathroom*

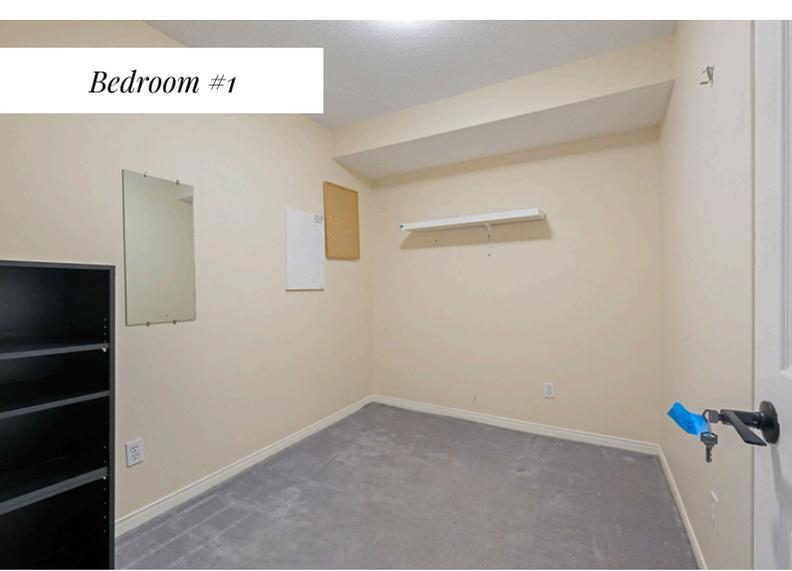


*Ensuite Bathroom*

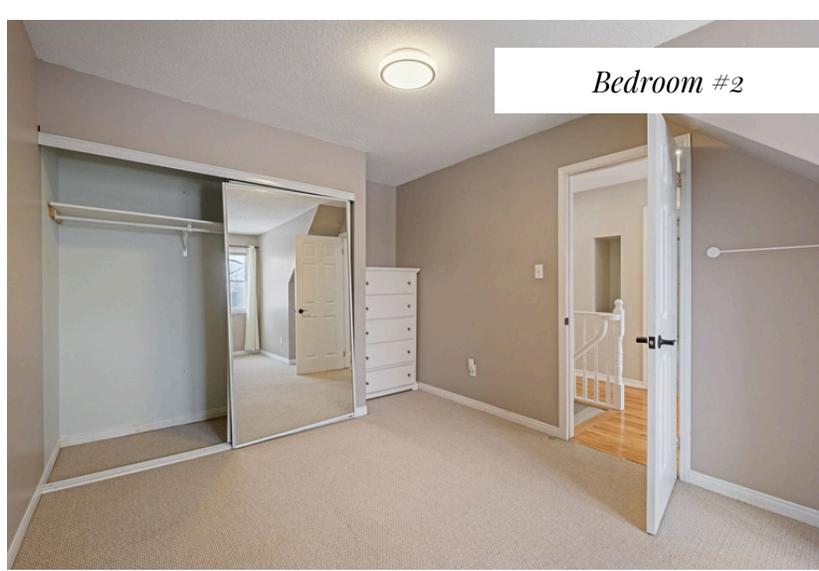


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*Bedroom #1*



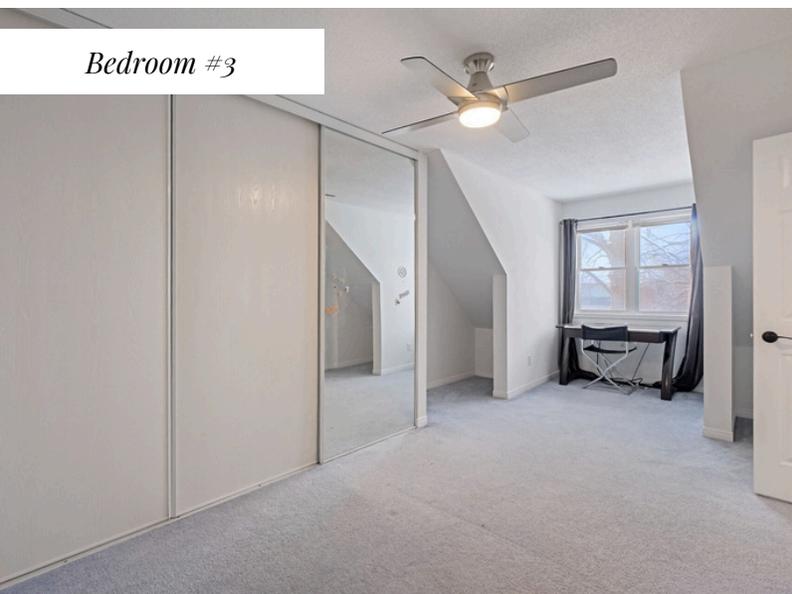
*Bedroom #2*



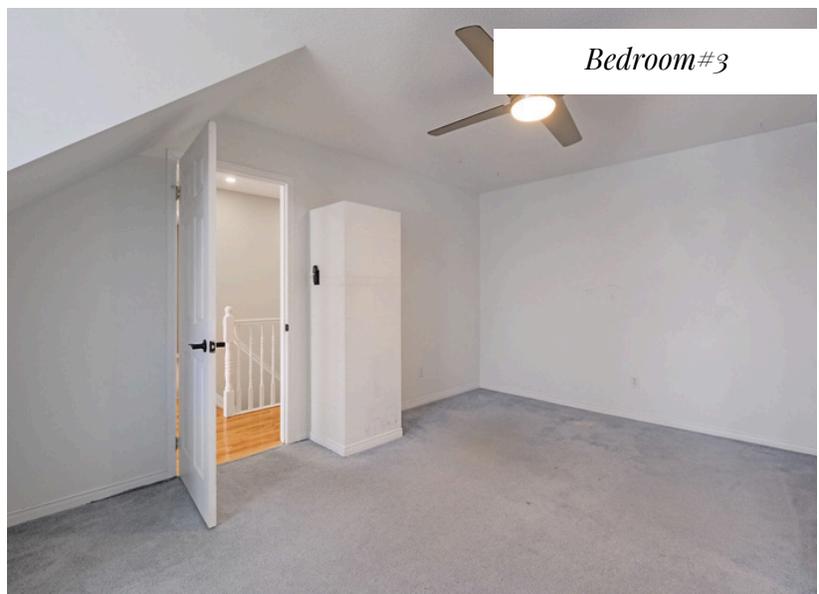
*Bedroom #2*



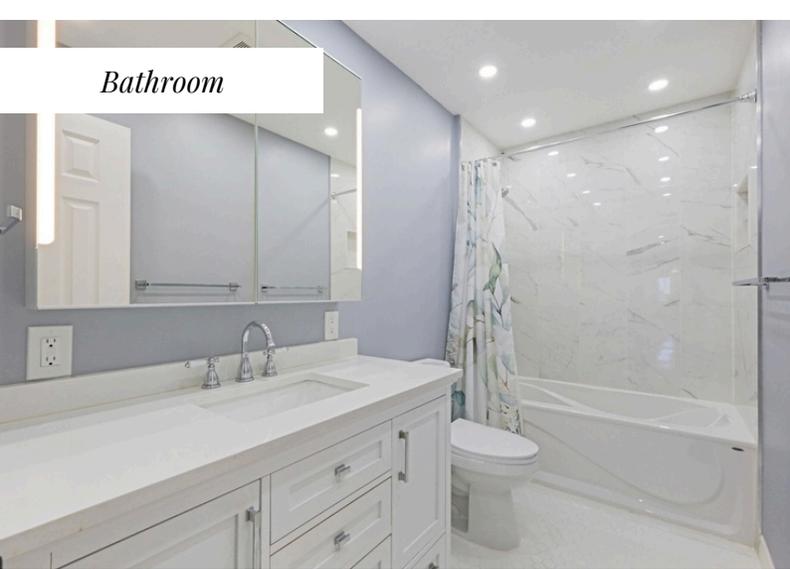
*Bedroom #3*



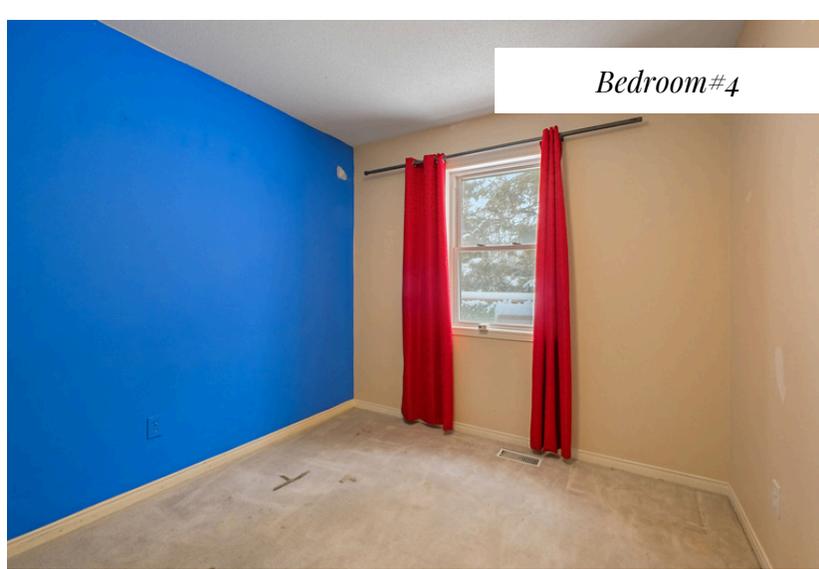
*Bedroom #3*



Information herein deemed reliable but not guaranteed.



*Bathroom*



*Bedroom#4*



*Family Room*



*Backyard*



*Backyard*

Information herein deemed reliable but not guaranteed.

*Kitchenette*



*Powder Room*



*Family Room*



## *Room Sizes*

### **Main Floor**

Foyer -	9'3" x 6'11"	Den -	9'3" x 8'9"
Dining Room -	9'8" x 9'6"	Kitchen -	14'5" x 9'8"
Eating Area -	11'4" x 9'9"	Living Room -	11'10" x 11'4"
Powder Room -	5'6" x 4'2"	Laundry Room -	7'1" x 4'11"
Mudroom -	16'0" x 11'4"	Bedroom 1-	9'6" x 7'6"
Side Foyer-	7'0" x 6'10"		

### **Second Level**

Primary Bedroom -	13'7" x 11'5"	3-piece Ensuite -	8'0" x 5'11"
Bedroom 2-	15'8" x 9'11"	Bedroom 3 -	19'9" x 12'0"
Main Bathroom -	9'11" x 5'0"	Bedroom 4 -	11'5" x 8'9"
Family Room -	31'4" x 29'1"	Powder Room -	5'3" x 5'2"

### **Basement**

Recreation Room -	20'4" x 10'4"	Storage Room -	26'11" x 10'9"
Storage Room -	32'6" x 11'3"		

Information herein deemed reliable but not guaranteed.

### **Basement**

- Quality carpeted stairs lead to the lower level.
- The lower level offers a large recreation room, two storage areas and numerous smaller rooms housing the hot water tank and furnaces.

### **Other Info:**

- **Taxes:** \$ 7833.00 for 2024
- **Year Built:** 1951 approximately
- **Legal Description:** LTS 1309, 1310, 1311 & 1312, PL 375 ; NEPEAN ;
- **Lot Size:** 99.78 feet x 89.87 feet
- **Above Grade Finished:** 3250 square feet per MPAC
- **Updates:** Roof 2018, Furnace 1-2018, Furnace 2-2018
- **Rental:** none
- **Inclusions:** 2 fridges (main kitchen & upper family room kitchenette) , gas stove, 2 dishwashers (main kitchen & upper family room kitchenette), washer, dryer, 2 garage door openers with remotes, hot tub, microwave in main kitchen, Generac generator (2024) maintenance \$299/year, 2 furnaces (main house & upper family room), 2 HRVs (main house & upper family room), central air (main house), ductless air conditioner with remote (upper family room), natural gas stove in basement, hot water tank, all window coverings, all light fixtures.
- **Possession:** TBD/Flexible



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