



TEAM BOURQUE
 WWW.TEAMBOURQUE.COM
 CANADA



Presents



509 Tullamore Dr

Paul J Bourque

Broker, SRES, AMP

613-788-2111

Paul@TeamBourque.com

www.teambourque.com



KELLER WILLIAMS[®]
 OTTAWA REALTY LTD.

BROKERAGE, INDEPENDENTLY OWNED AND OPERATED



509 Tullamore

\$945,000

Features

Gorgeous custom built bungalow on estate lot. Incredible attention to detail as no stone was left unturned in the creation of this masterpiece. Approx 3200 sq ft plus another 3000 sq ft of finished space in the lower level including complete in-law suite. Grand entrance, 11ft ceilings, cove mouldings, hardwood floors, state of the art chef's kitchen, incredible master bedroom with 2 sided fireplace and wonderful ensuite, 4 sided fireplace on main level, huge family room with doors to fabulous backyard, separate formal dining room, bright sunlit eating area, fully finished garage with separate door to lower level. Circular paved laneway with parking for 12 cars.

Description

MLS: 769664
Bedrooms: 4
Bathrooms: 5
Neighbourhood: Emerald Creek Estates
Zoning: Residential
Occupant: Owner
Possession: TBA
Parking: Oversized, 2 Garage
Flooring: Hardwood, Tile
Taxes: \$5,800 / 2010

Main Level

Living Room: 20.50 x 13.50
Dining Room: 14.70 x 12.00
Kitchen: 17.10 x 17.00
Family Room: 17.00 x 16.20
Master Bedroom: 26.70 x 14.90
Ensuite 4-Piece 13.50 x 10.70
Bedroom 2: 15.40 x 12.20
Bedroom 3: 13.80 x 11.10
Laundry 9.60 x 5.00
Full Bath 12.10 x 8.30
Partial Bath 5.30 x 4.10

Lower Level

Recreation Room: 26.10 x 26.10
Games Room: 8.90 x 6.80
Office: 12.80 x 11.60
Den: 40.00 x 23.00
Bedroom 4: 13.40 x 12.10
Ensuite 4-piece 13.11 x 6.11
Bathroom: 7.10 x 6.30



All measurements are approximate



TEAM BOURQUE

WWW.TEAMBOURQUE.COM

CANADA

Paul J Bourque
Broker, SRES, AMP
613-788-2111

Paul@TeamBourque.com

Additional Features

General

- Oak hardwood floors & elegant porcelain 18" tile throughout main floor
- Granite countertops and rich custom cabinets throughout entire estate
- Custom 4-side, 3-side and 2-sided elevated glass fireplaces
- Core building materials surpass codes
 - 9" thick concrete walls
 - 5" thick concrete floors
 - Studs and supports are built for load bearing walls and optimum weight dispersement
- Large TECHO BLOC stone front and brick rear
- Double insulation around perimeter of joists for warmer floors, as well as thermal/acoustic/vapour and fire insulation throughout flooring
- Very low energy and fuel costs
- Over 1000 linear ft of crown moulding throughout
- 30 yr asphalt shingles with warranty
- State of the art washer and dryer
- Open concept design with 11ft emerald design ceilings in grand area and dining room
- Plenty of well placed, large, Low-E Argon windows & doors with country/nature views
- Paved Horse-Shoe laneway with parking for 30 vehicles
- Exceptional lighting (natural & electrical) throughout estate, including 31 adaptable exterior lights
- Central Vac throughout, central air, gas heated forced air, garage gas heater
- Extra large twin pod septic system to accommodate many people for various events
- Large, private backyard with soft sod for kids and adults to play bare foot.
- Large custom design concrete patio w/ sun setting on it
- Fully finished garage with crown moulding, 14ft ceilings, large industrial steel and insulated custom door
- State of the Art alarm/monitoring system includes windows and door sensors, 7 motion sensors, glass brake sensor, fire/smoke/CO2 and 2 flood sensors
- Extremely efficient utility room with electrical panel oak housing compartment
- Full water treatment system for great tasting, healthy water
- Close to schools, transit, and shopping. 10 minutes from the airport, and only 20 minutes to downtown Ottawa
- Extra wide doors and hallways throughout home for wheelchair access



TEAM BOURQUE

WWW.TEAMBOURQUE.COM

CANADA

Paul J Bourque

Broker, SRES, AMP

613-788-2111

Paul@TeamBourque.com

www.TeamBourque.com

Additional Features

Kitchen

- State of the art sensor/touch kitchen faucet (\$1500)
- Gas stove top on island
- Stainless Steel hood range and built-in dual oven and microwave oven
- Lower level granite kitchen bar
- Kick plate esthetically placed at base of island

Bedrooms

- All 5 beds have satellite/cable/phone/internet plugs
- 10ft ceilings

Master:

- His & Her Ceiling Fans & Walk-In closets
- Wall mounted flat screen w/ hidden wiring
- Elevated 2-sided gas fireplace
- Large Windows
- Walk-out to balcony
- Ensuite complete with elevated fireplace, large multi-jet tub, stand-up shower with 2 shower heads & 2 body sprays, 40" flat screen tv

Basement

- Separate access from garage
- 5 large windows
- Engineered hardwood with vapour underlay and padding
- 18" ceramic tile and 13" porcelain tile throughout
- Fully finished
- Elevated 3-sided glass and gas fireplace
- Fully wired for deluxe home theatre
- Thermal, acoustic, vapour, and fire
- Complete with guest suite/in-law suite
 - full laundry
 - large ensuite bath
 - custom cabinetry
 - granite countertops
 - 2 large windows



TEAM BOURQUE

WWW.TEAMBOURQUE.COM

CANADA

Paul J Bourque

Broker, SRES, AMP

613-788-2111

Paul@TeamBourque.com

www.TeamBourque.com