



BASTIEN FERGUSON

OUTSTANDING IN OUR FIELD

Welcome to 304 Eucalyptus Circle

Welcome Home to 304 Eucalyptus Circle, an impressive 4-bedroom, 3-bath detached home set on a beautifully groomed and fully fenced lot in the highly sought-after Fernbank Crossing community. This meticulously maintained property offers a bright, open-concept layout with abundant natural light and elegant high-end finishes, including hardwood flooring throughout the main level. The spacious living room features a warm brick gas fireplace, while the separate dining area provides an ideal setting for hosting family and friends. A stunning chef-style eat-in kitchen showcases stainless steel appliances, ample cabinetry, generous counter space, and a convenient breakfast bar, complemented by a main-floor office and powder room for everyday ease. Upstairs, the sunlit primary suite offers a walk-in closet and a luxurious 5-piece ensuite with a jacuzzi tub and separate shower, accompanied by three additional bedrooms and a stylish shared 5-piece bath. Convenient second-floor laundry offers added functionality. The unfinished lower level presents an exciting opportunity to customize the space to suit your lifestyle. Step outside to your private outdoor oasis, complete with a saltwater inground pool, hot tub, double-tiered deck, gazebo, shed and a fully fenced yard that creates the perfect backdrop for entertaining or unwinding in total tranquility. An attached 2-car garage adds comfort and practicality to this exceptional home. Located in an ideal pocket of Stittsville, this charming suburban community blends small-town warmth with city convenience, offering access to multiple school boards, OC Transpo routes, the Queensway, and a wide range of nearby amenities including the Ottawa-Carleton Trailway, Canadian Tire Centre, Tanger Outlets, scenic walking and cycling paths, recreation facilities, sports fields, dog parks, and diverse shopping and dining options.



Interior Space, Chattels & Utility Costs



Age of the following:

- Home - 2015
- Builder: Mattamy Homes / Model: Willowbrook
- Roof - 2015
- Furnace - 2015 - Serviced in 2020
- A/C - 2015 - Serviced in 2023
- Appliances - 2015
- Windows - 2015
- Inground Salt Water Pool - 2017 - Annual Service
Pool Depth: 6' in deepest / 3.5ft in shallow

Chattels: Fridge, Stove, Gas Cooktop, Hood Fan, Dishwasher, Microwave, Washer, Dryer, Natural Gas Furnace, Central A/C, Auto Garage Door Opener & Remotes, Custom Window Coverings with Hardware, Hot Tub, Gazebo, Shed, In Ground Salt Water Pool



Exclusions: Window Curtains

Rental Equipment: Hot Water Tank (\$56.06)

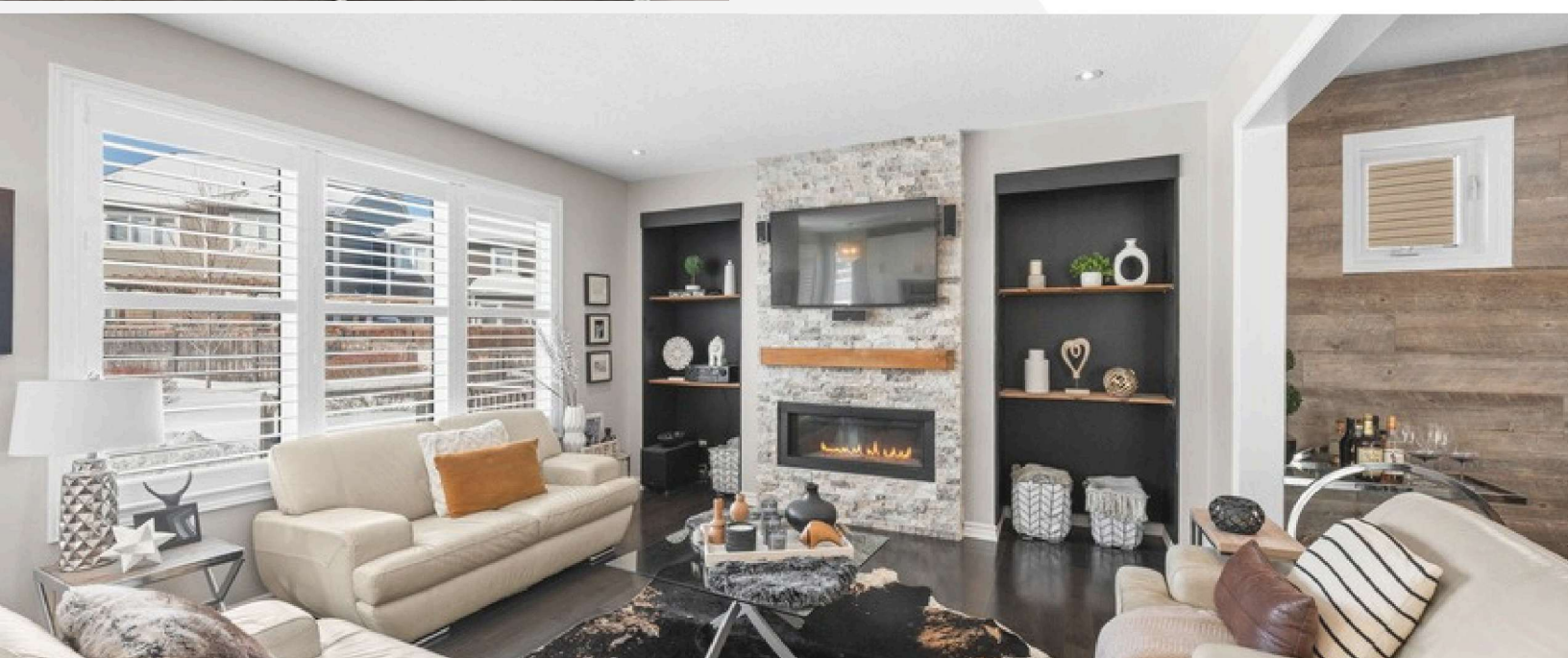
Monthly Utility Cost Breakdown

Enbridge Gas: \$200

Hydro Ottawa: \$200

Water/Sewer: \$75

Final 2025 Property Taxes: \$6,538.04



Upgrades & What the Seller Loves!

Recent Upgrades

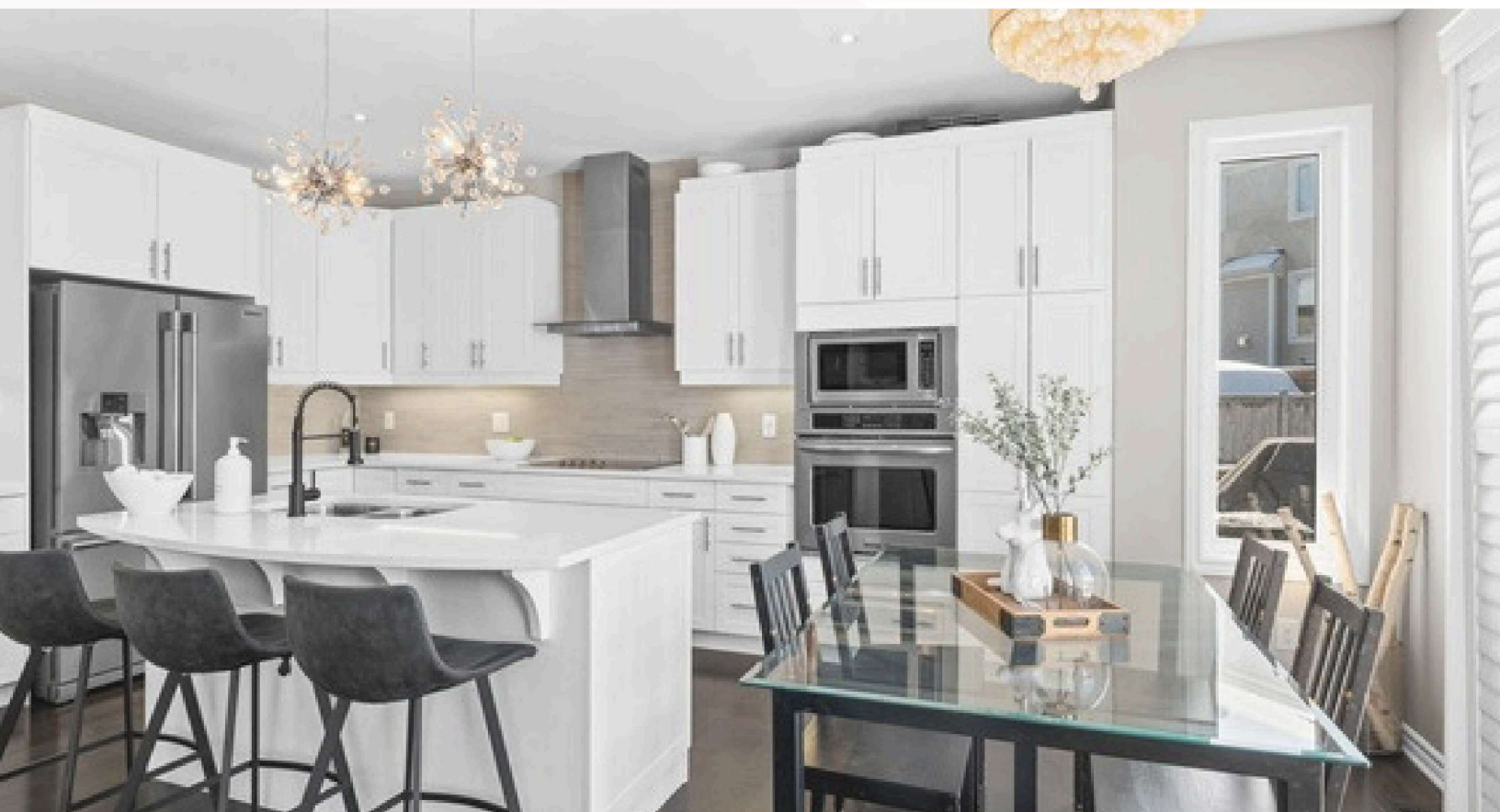
- Fenced Yard - 2017
- Large two tier deck - 2017
- Hot Tub - 2020

Seller's Favourite things about living @ 304 Eucalyptus Circle

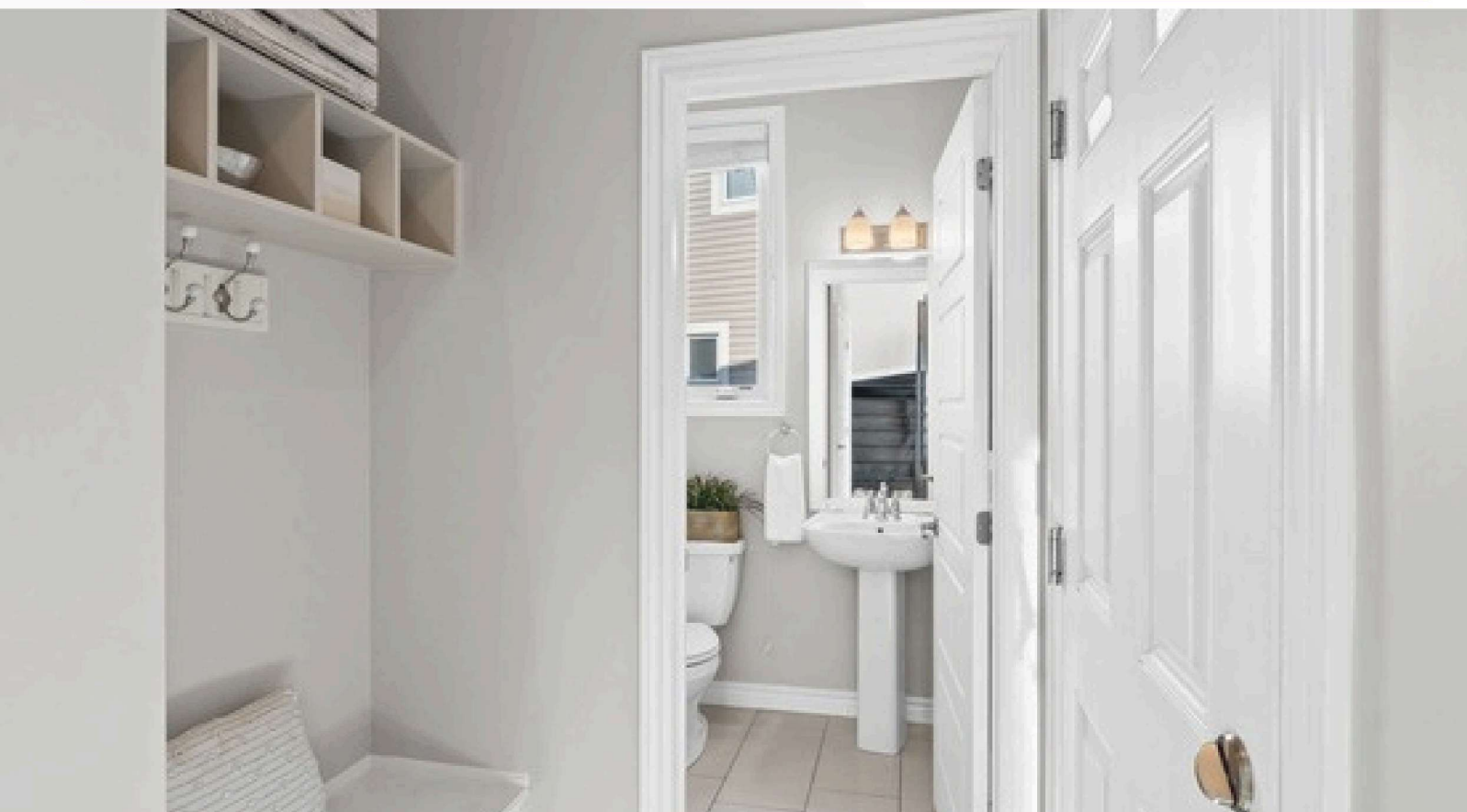
- Quiet circle overlooking park;
- Backyard oasis - winter fun with outdoor rink;
- Summertime fun with salt pool and sundeck;
- Southern exposure with sun all day and nice sunsets;
- Close to all amenities, including easy access to Queensway, Tanger Outlets, Costco and Canadian Tire Centre;
- Unique and open concept floor plan designed for entertaining;
- Perfect neighbourhood to raise children (lots of families, amenities, good schools, etc)



Eat-In Kitchen



Main Floor Office / Powder Room



Primary Bedroom/5 Piece Ensuite



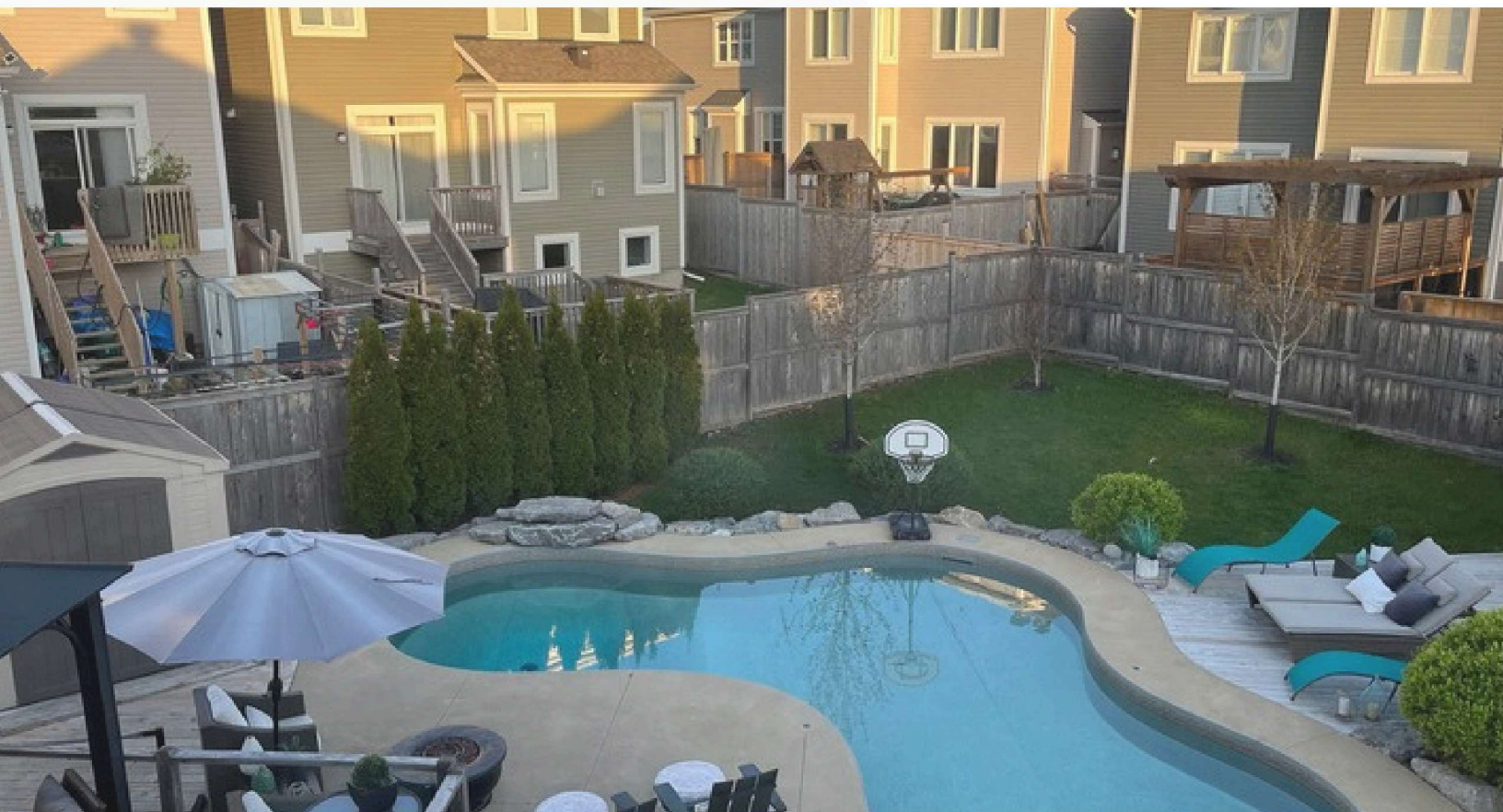
Secondary Bedrooms



Exterior Yard

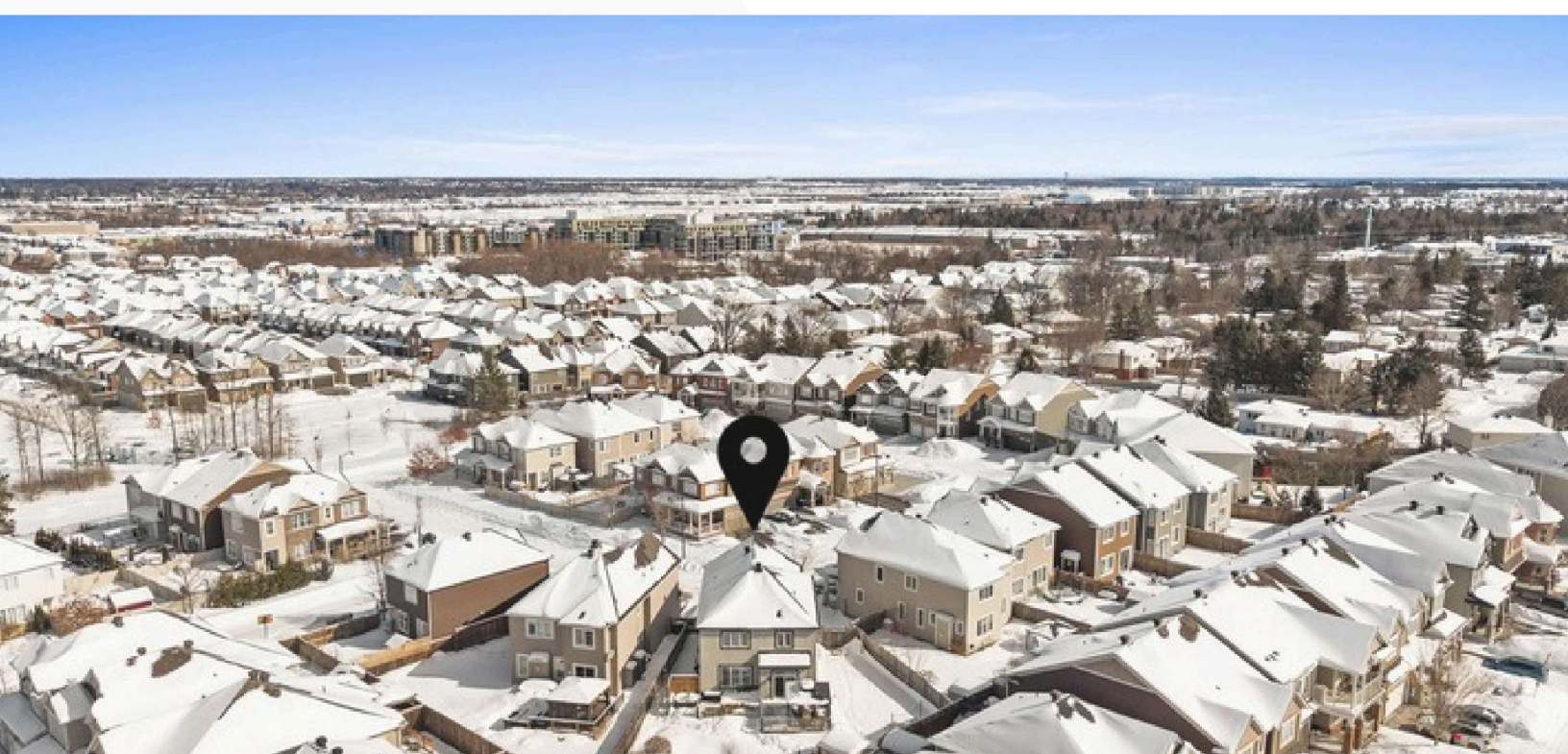


Back Yard Oasis



Relaxing by the Pool!





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