

ENGEL & VÖLKERS

# 44 Carol Crescent

SMITH FALLS



## PROPERTY DESCRIPTION

Set on a quiet residential street in the heart of Smiths Falls, this beautifully reimagined home offers the perfect blend of modern design and everyday functionality. Thoughtfully renovated from top to bottom, every detail has been curated to deliver a move-in ready experience. Ideally situated in a quiet, family-friendly neighbourhood, this home is just minutes from schools, parks, shopping, and all amenities' Smiths Falls has to offer. Delivering both convenience and community.

## PROPERTY HIGHLIGHTS



3 BEDROOM



3 BATHROOM



3 PARKING

jen stewart & team



613-277-3142



fiona@dianeandjen.com



787 Bank Street, 2nd floor  
Ottawa · ON, K1S 3V5



## Room Dimensions

### Main Level

- Kitchen: 11' x 10'3"
- Dining room: 11' x 8'9"
- Living room: 16'9" x 11'
- 4pc Bathroom: 8' x 7'7" less jog
- Primary Bedroom: 14'9" x 11'3"
- Office Nook: 6' x 2'5"
- Ensuite Bathroom: 11' x 6'9" less jog
- Walk-in Closet: 11' x 6'11" less jogs
- Bedroom: 13'4" x 9'

### Lower Level

- Ceiling height 7'3" (6'6" under bulk heads)
- Family room: 30' x 15'11" and 10'6" x 7'2"
- Bedroom: 10'5" x 10'3"
- 3pc Bathroom: 9'10" x 6'2"
- Laundry room: 8'11" x 5'10"
- Storage/Workshop: 12'4" x 11'7"

### Outdoors

- Lot: 120' x 70' with fully fenced backyard
- Deck: 23'8" x 12'8"
- Attached single garage and paved driveway. Parking for 3 cars.

## Associated Costs

### APPROX UTILITY COST

Hydro: \$50

Heating: \$100

Water: \$150 bi-monthly

### PROPERTY TAXES

\$3960 (2025)

## Property Features & Upgrades

- Fully renovated interior (2024/25/26).
- Brand new kitchen and bathrooms.
- Open-concept main living space.
- Primary suite with walk-in closet and ensuite.
- 3 bedrooms | 3 full bathrooms.
- New windows throughout.
- Finished lower level with 3pc bathroom and sun filled bedroom.
- Painted brick exterior with enhanced curb appeal.
- Single attached garage + parking for three.
- Generous 70 x 120 ft lot.
- Fully fenced backyard.
- Furnace 2019
- Air conditioning unit 2021
- New 23'8" x 12'8" deck 2023
- All new windows 2024
- New patio door 2024
- New hardwood flooring throughout main level 2025
- 3 beautifully updated bathrooms 2025
- Brand new kitchen with large island, shaker cabinetry and quartz countertops, 2025
- Lower level finished with new luxury vinyl floors, family room, 3 pc bathroom, laundry room, bedroom and storage 2025
- Exterior brick painted 2025
- Entire home painted 2025
- New trim throughout 2025
- New electric fireplace and mantel in lower level 2026
- All new stainless steel appliances (fridge, stove, dishwasher, hoodfan, microwave) 2026
- New washer and dryer 2026
- New 200 amp service and electrical panel 2026



## Living & Entertaining

The main level welcomes you with a bright, open-concept design where natural light fills the space through all-new windows. A stunning, newly designed kitchen anchors the home with white shakers cabinetry, stainless appliances, quartz countertops and a large island, seamlessly connecting to the dining and living areas, ideal for entertaining or relaxed family living. A patio door leads out to an expansive deck perfect for summer BBQ's and relaxation.

## Private Retreat

The primary suite is a standout feature, offering a level of comfort rarely found in homes of this style.

This retreat includes an elegantly finished private ensuite, a generous walk-in closet and a thoughtfully designed tucked away office space. A generous second bedroom and beautiful full 4 piece bathroom complete the main level.

## Additional Living Space

The fully finished lower level extends the home's versatility with a generous family room featuring an electric fireplace, a third bedroom, a third full 3 piece bathroom, laundry room and ample storage. All finished with the same attention to detail and style as the rest of the home. Soaked in sunlight this is the perfect space for a growing family, guests, or multi-generational living.

## Steps to...

**Centennial Park/Murphy Park Beach:** Located on the Rideau Canal with a sandy area and floating trampoline

**Victoria Park:** The park is alongside the Rideau River and Smiths Falls Marina and Camp Grounds downtown

**Lower Reach Park:** Over 60 acres along the Rideau Canal featuring a play structure, splash pad, ball diamonds, soccer fields, beach volleyball, basketball court and tennis courts and walking trail

**Downtown Main Street:** Where you will find restaurants, pubs, entertainment and shopping



**ENGEL & VÖLKERS**<sup>®</sup>

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