



Welcome to
8279 NOVA LUX WAY
Greely - Metcalfe - Osgoode - Vernon

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Stunning inside and out, this home sits on a beautifully manicured and landscaped 3/4-acre lot. A flagstone walkway leads to the spacious cedar porch, while inside, a bright foyer with high ceilings sets an elegant tone. Custom 10-inch baseboards, detailed door casings, and more than 40 LED pot lights add refined finishes throughout.

The main living area impresses with soaring 18-foot ceilings and abundant natural light from the many windows. Its open-concept design creates a warm, inviting space for both everyday living and entertaining. At the centre is the renovated kitchen with a beautiful quartz island, two-tone cabinetry, under-cabinet lighting, a walk-in pantry, and stainless-steel appliances, seamlessly connecting the living and dining areas. A standout feature is the two main-level bedrooms, including one with a private ensuite, walk-in closet, and separate entrance - an excellent setup for multi-generational living.

Upstairs, a large loft overlooks the great room and adds flexible living space. The primary suite offers a true retreat, complete with a spacious bedroom, two walk-in closets, and a luxurious ensuite designed for relaxation. A second bedroom and a 4-piece bathroom complete this level. The beautifully finished basement carries many of the same quality details found upstairs and includes a generous recreation room, two large bedrooms with double closets, and a spacious storage and utility room.

Outdoor living is just as impressive, with a three-season screened porch, composite deck with gazebo, second deck area, firepit space, and a beautiful heated salt water swimming pool - an inviting setting your family will want to enjoy all season long. For hobbyists, the property also includes a detached 24 x 26 insulated and heated garage workshop.

The home also equipped with a generator to provide backup power when needed. 200-amp electrical service. 30-amp plugs in the detached garage.

General Information:

Neighbourhood:	Greely - Metcalfe - Osgoode – Vernon
Home Style:	Detached 2-Storey
Parking:	2 Attached Garages 2 Detached Heated Garages
Possession:	TBA
Year Built:	2004 / Approx
Property Taxes:	\$6,911.93 /2025
Heat:	Forced Air/Natural Gas
Air Conditioning:	Central
Fireplace:	1 (Gas)
Water:	Drilled Well



Room Dimensions

Main Floor

Living Room:	21'05"	x	15'05"
Dining Room:	17'00"	x	12'07"
Kitchen:	12'11"	x	10'01"
Bedroom 1:	17'05"	x	15'05"
Ensuite Bathroom:	3-pc		
Bedroom 2:	13'08"	x	10'08"
Laundry Room:	2-pc		
Bathroom:	2-pc		
Sun Room:	16'01"	x	10'08"

2nd Floor

Primary Bedroom:	17'06"	x	16'06"
Ensuite Bathroom:	5-pc		
Bedroom 2:	15'02"	x	13'00"
Bathroom:	4-pc		
Loft Area:			

Basement

Family Room:	21'00"	x	17'01"
Bedroom 1:	15'06"	x	12'05"
Bedroom 2:	15'09"	x	14'00"
Storage / Utility:	27'00"	x	14'05"
Storage Pantry:	11'08"	x	6'00"



Inclusions:

Refrigerator
Gas Stove
Dishwasher
Hood Fan
Washer & Dryer
Generator
Water Softener System
Window Coverings
Light Fixtures

Exclusion:

None

Rental Items:

Furnace
A/C
Hot Water Tank



Other Notables :

- 18ft Ceiling
- Freshly painted 2026
- Updated kitchen with SS appliances
- Detached garage/Workshop 26' x 24'
- Side deck 14' x 12'
- Pool deck 20' x 20'
- Pool 32' x 16'
- Furnace 2022
- A/C 2022
- HWT 2020
- Roof 2017
- Septic tank 2013
- In floor heat in main floor ensuite
- Laundry chute from upstairs primary
- 200 amp Electrical service
- 30 amp plugs in the detached garage

Utility Costs

Natural Gas: \$ 1,451.88 / yearly

Hydro: \$ 3,090 / yearly

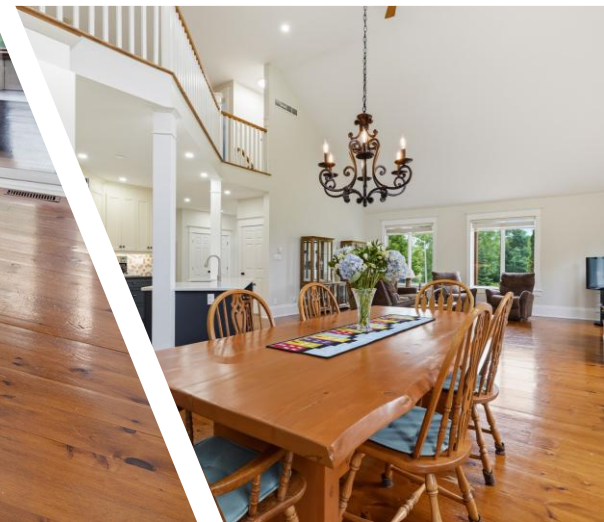
HWT Rental: \$ 416.21 / yearly

Furnace Rental: \$ 145.99 / monthly

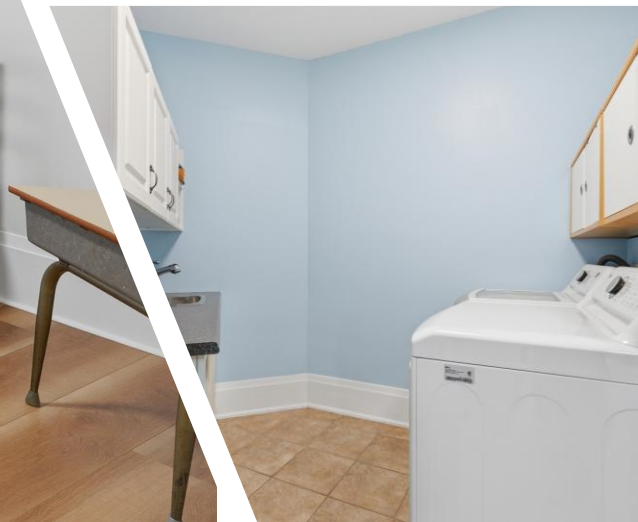








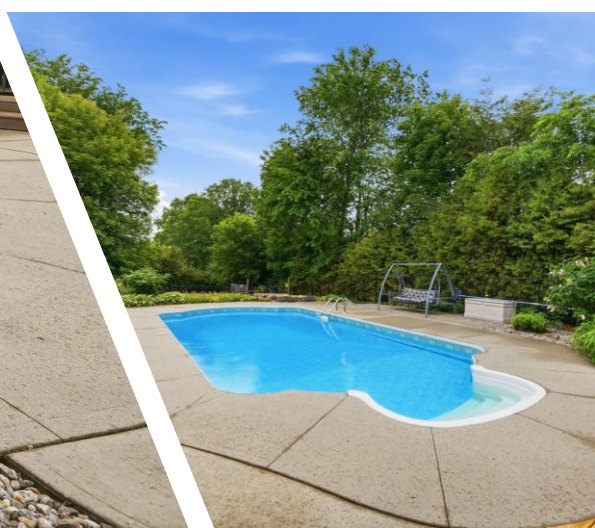


















CENTURY 21

Peter
SARDELIS
BROKER



Ivy
SUN
SALES REPRESENTATIVE