

214 TATTERSALL WAY

Quinterra Community



SPACIOUSLY DESIGNED TOWNHOME

Stylized modern home with traditional layout

FEATURING

3 BEDROOMS
2 BATHROOMS
1 CAR GARAGE

RENOVATED KITCHEN
HARDWOOD MAIN FLOORS
FULLY FINISHED BASEMENT
PRIVATE BACKYARD

LOT SIZE: 19.69' X 101.54'

Exceptional Hudson model with no rear neighbours, proudly built by Tamarack in Quinterra. Meticulously maintained & well updated – bright & airy main floor exudes style, featuring tastefully chosen finishes, freshly painted neutral walls, crisp white accents & warm hardwood floors. Foyer with sparkling stone tile leads into open concept main level including powder room, kitchen, living room flooded with natural & dining area with exposed brick pattern accent wall & elegant built-in cabinetry. Recently renovated kitchen boasts black & white mosaic backsplash, white quartz counters, modern white shaker style cabinetry & large pantry for ample storage space. Second level hosts 3 bedrooms, including primary bedroom with walk-in closet, built-in vanity with sink & cheater ensuite. Finished basement offers secondary living space. Fully fenced private backyard includes raised deck, surrounded by mature trees & backs on to quiet park.



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PROUDLY BUILT BY
TAMARACK

Hudson model

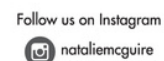
Wonderful location!

Steps from walking trails along Rideau River, cycling paths, parks, schools, restaurants & shops. Centrally located with quick access to downtown, airport, transit & prestigious Ottawa Hunt & Golf Club.

SUN-FILLED HOME

Contemporary design elements

- Large windows welcoming in natural light
- Tastefully chosen neutral tones throughout
- Light, bright living area
- Functional galley way kitchen
- Classic white shaker style kitchen cabinetry
- Stylized modern black & white mosaic backsplash
- White quartz counters
- Double under-mount sink
- Large pantry for ample storage space
- Access to backyard off kitchen
- Dining area with industrial yet modern light fixture
- Exposed brick pattern accent wall omitting a unique look and feel
- Elegant built-in cabinetry
- Professionally cleaned
- Move in ready!



RELAX & UNWIND

Roomy interior & flexible living spaces

- Three large bedrooms on second floor
- Cheater ensuite bathroom off principal bedroom
- Carpet for added comfort
- Spa-like bathrooms
- Fully finished basement offers secondary living space, versatile nook for home office or gym and laundry room



INCLUSIONS

- Refrigerator (as-is, broken shelving), stove, hood fan, microwave, dishwasher.
- Washer & dryer - 2019
- All light fixtures
- Window coverings
- Bathroom mirrors
- Built-in shelving affixed to walls
- Automatic garage door opener

EXCLUSIONS

- Basement freezer
- Tire racks in garage
- Garden boxes

APPROXIMATE UTILITY COSTS

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$90/month
- Water & Sewer (City of Ottawa): \$80/month
- Hot water heater, Reliance (rental): \$34/month
- Property taxes \$3,264/2020

