

# 141 CEDAR DOWN PRIVATE

Stonebridge Community



## SPACIOUSLY DESIGNED TOWNHOME

### FEATURING

**2 BEDROOMS**  
**3 BATHROOMS**  
**1 CAR GARAGE**

**OPEN CONCEPT LAYOUT**  
**MAIN FLOOR HARDWOOD**  
**FINISHED BASEMENT**  
**FULLY FENCED BACKYARD**

**LOT SIZE: 19.69' X 128.05'**

Charming curb appeal & covered front porch

Sun-filled home with large windows, neutral tones, crown moulding & beautiful dark oak hardwood - meticulously maintained, well updated & demonstrating true pride in ownership. Modern & stylish open-concept main floor features spacious & open kitchen with deep espresso cabinets, warm counters, ample counter & cabinet space, overlooking dining & living areas anchored by cozy gas fireplace encased in stone & wood mantel. Access from living room to generously sized backyard, fully fenced with lovely deck. Second floor boasts 2 good-sized bedrooms, primary bedroom has direct access to cheater ensuite PLUS roomy loft perfect for additional living space or home office. Finished basement offers rec-room, beautiful 3-piece bathroom & abundant storage space.



613.859.8474  
NATALIEMCGUIRE.CA  
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PROUDLY BUILT BY  
MONARCH IN 2008

# Beaconsfield Model

## Wonderful Location

Community offers golf at your doorstep,  
scenic walking paths, close to parks, schools,  
shops & restaurants. Easy access to 416.

## SUN-FILLED HOME

Large windows welcoming in  
natural light

Modern & stylish open-concept main floor with  
dark oak hardwood floors

Neutral tones throughout for harmonious look  
and feel

Cozy gas fireplace framed in stone with stylish  
wood mantel

Direct access from living room to generously  
sized backyard

Kitchen overlooks main living area with sun-filled  
windows

Curve panelled deep-esspresso kitchen cabinetry

Ample counter and storage space for cooking  
preparation & entertaining

Classy and warm-toned counters

Meticulously maintained

Move in ready!



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# OUTSTANDING FLOORPLAN

Roomy interior & flexible living spaces

- Two large bedrooms on second floor
- Primary bedroom boasts walk-in closet & direct access to cheater ensuite bathroom
- Spa-like bathrooms
- Extra sizeable loft space - perfect for secondary living area or home office
- Finished basement offers rec-room, and plenty of storage space



## INCLUSIONS

Refrigerator, stove, hood fan, microwave, dishwasher.

Washer & dryer

All light fixtures

Window coverings

Bathroom mirrors

Built-in shelving affixed to walls

Automatic garage door opener

## APPROXIMATE UTILITY COSTS

Hot water heater (Reliance), rental : \$37/month

Property taxes \$3515/2020

## Private Road Association

\$59/month

Fee Includes:

- Street snow removal
- General repairs
- Insurance
- Parking control
- Management fee



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