

3 MYSTIC PRIVATE

Quinterra Community



FEATURING

3 BEDROOMS
3 BATHROOMS
1 CAR GARAGE

END UNIT TOWNHOME
LARGE WINDOWS
FINISHED BASEMENT
FULLY FENCED BACKYARD

LOT SIZE: 26.12' X 91.39'

CLEAN & SPACIOUS TOWNHOME

Immaculate end unit with peaceful backyard

Meticulously maintained & recently renovated, home exudes sophisticated style with large windows for lots of natural light, crisp white walls & accents paired with warm hardwood throughout all three levels. Inviting foyer leads into open concept living & dining rooms. Custom kitchen designed with ample storage, sleek solid wood cabinetry, beautiful granite countertops, upgraded appliances & breakfast nook with built-in bench.

Peaceful backyard has cobblestone patio, mature trees for added privacy & low maintenance landscaping. Second level boasts 3 bedrooms & 2 full bathrooms, including primary retreat with walk-in closet & ensuite bathroom featuring oversized walk-in shower. Bright fully finished basement offers additional living space as well as versatile nook for home office or gym.



613.859.8474
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PROUDLY BUILT BY
TAMARACK IN 1997

Augusta 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.

CONTEMPORARY DESIGN

Open concept dining & living area

- Welcoming & inviting front foyer
- Open-concept living & dining rooms
- Large windows providing plenty of natural sunlight
- Hardwood floors throughout all three levels
- Freshly painted throughout
- Renovated custom kitchen
- Flat solid wood extended height cabinetry with crown moulding & sleek hardware
- Elegant granite countertops
- Undermount deep basin sink
- Modern tile backsplash in brick pattern
- Large tiled flooring
- Breakfast nook with custom-built bench set by picturesque windows overlooking backyard
- Plenty of storage space
- Direct access to backyard from kitchen
- Stainless steel appliances, all included
- Move in ready



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RELAX & UNWIND

Flexible living spaces

Three bedrooms on second floor & two fully renovated bathrooms
Primary bedroom with walk-in closet & ensuite bath featuring oversized shower with rain head

Fully finished basement offers additional living space & versatile nook for home office or gym
Engineered hardwood flooring in basement
Laundry room with sink & storage

Peaceful backyard oasis has cobblestone patio surrounded by mature trees for added privacy & low maintenance landscaping
Fully fenced yard

HOME FEATURES

- Roof, asphalt shingles - 2010
- Furnace, forced air - natural gas - 2012
- Central Air Conditioning
- WestEnd Kitchen & Bath renovation of Kitchen &
- Two main bathrooms - 2011
- Front door - 2011
- Two bedroom windows - 2011



INCLUSIONS

- Refrigerator (2011), induction stove (2011), hood fan, dishwasher (2016), microwave
- Washer & dryer - 2011
- All light fixtures
- Window blinds
- Bathroom mirrors
- Built-in shelving affixed to walls
- Automatic garage door opener & remote

APPROXIMATE COSTS

- Natural Gas (Enbridge): \$67/month
- Electricity (Hydro Ottawa): \$108/month
- Water & Sewer (City of Ottawa): \$82/month
- Hot water heater, rental: \$31/month
- Property taxes \$3,710/2021
- Private road fee: \$125/month
- *Includes: snow removal, street cleaning, insurance for common area.

