

314 PARKIN CIRCLE

Queensdale Village Community



SPACIOUS SEMI DETACHED HOME

Stylized modern home with classic curb appeal

FEATURING

3 BEDROOMS
3 BATHROOMS
1 CAR GARAGE

UPGRADES THROUGHOUT
HARDWOOD FLOORS
FINISHED BASEMENT
FENCED BACKYARD

LOT SIZE: 23.95' X 101.84'

Welcoming foyer leads into meticulously maintained & well upgraded home with exceptional layout, 9ft ceilings, ample windows for brilliant light & hardwood throughout main and upper floor. Open-concept main level boasts powder room, dining area, living room centred by stylish stone feature wall + cozy electric fireplace and lovely kitchen with solid wood cabinetry, deep stainless-steel sink, & breakfast bar with seating for four.

Living space continues outside to fully fenced backyard retreat with relaxing hot tub, large stone patio, low maintenance landscaping & mature trees for extra privacy. Second level hosts generous primary bedroom with walk-in closet & ensuite, convenient laundry + 2 good sized bedrooms & full bathroom. Fully finished basement with large windows, rec room with electric fireplace & ample storage. Move in ready!



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PROUDLY BUILT BY
LARCO

Aurora model

SUN-FILLED HOME

Contemporary design elements

- Welcoming foyer
- Meticulously maintained home
- Hardwood floors throughout main & upper level
- Open-concept main level with 9ft ceilings
- Many windows allowing plenty of natural sunlight
- Warm neutral tones throughout
- Kitchen with solid wood cabinetry
- Deep stainless-steel sink
- Overhang island for additional seating or breakfast bar
- Dining area off kitchen with direct access to backyard
- Living room anchored by sleek stone feature wall framing elegant electric fireplace
- Plenty of upgrades
- Nest Thermostat



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RELAX & UNWIND

Roomy interior & flexible living spaces

- Three large bedrooms on second floor
- Primary bedroom with walk-in closet & ensuite bathroom
- Laundry conveniently located on second level
- Fully finished basement with electric fireplace, smooth ceilings & pot lights
- Fully fenced backyard retreat with relaxing hot tub, large stone patio, low maintenance landscaping & mature trees for extra privacy



INCLUSIONS

Refrigerator 2021, stove, hood fan, microwave, dishwasher.

Washer & dryer - 2020

All light fixtures

Window coverings

Bathroom mirrors

Smart Auto garage door opener - 2020

External Natural Gas Hookup

Hot Tub

Storage Shed

Central Vac, rough-in

Alarm System, rough-in

Property taxes: \$3667 /2020

Wonderful location!

Close to shops, restaurants, schools, many parks perfect for outdoor activities, future LRT station, quick commute to downtown & easy access to 417 and Ottawa airport.



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