# 314 PARKIN CIRCLE

Queensdale Village Community







#### FEATURING

3 BEDROOMS
3 BATHROOMS

1 CAR GARAGE

UPGRADES THROUGHOUT HARDWOOD FLOORS FINISHED BASEMENT FENCED BACKYARD

LOT SIZE: 23.95 ' X 101.84 '

### **SPACIOUS SEMI DETACHED HOME**

Stylized modern home with classic curb appeal

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!











## 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











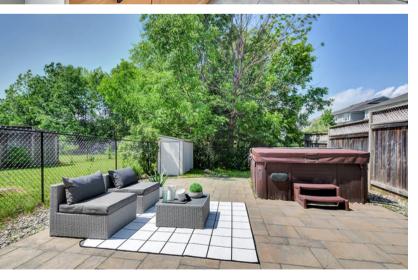


### **RELAX & UNWIND**

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.







