

4035 CANYON WALK

Riverside South Community



FEATURING

- 2 BEDROOMS**
- 2 BATHROOMS**
- 1 PARKING SPACE**

**WELL MAINTAINED
LOW MAINTENANCE LIVING
OPEN LAYOUT**

TWO-STOREY UNIT

SPACIOUS & BRIGHT CONDO

Open concept unit filled with natural sunlight

Covered entry & inviting foyer flow into walk-in level living space with neutral tones, crisp white accents & rich hardwood floors. Open-concept main level boasts kitchen, powder room, dining area & spacious living room with access to cozy covered porch, outdoor storage & 1 parking space. Lovely kitchen adorned by flat dark espresso cabinetry, creamy granite countertops, large island with overhang seating & upgraded stainless steel appliances. Natural light floods through huge lower-level windows while light Berber carpets & great layout create a bright & airy feel. Featuring two sizeable bedrooms including primary with large wall-to-wall closet, full bathroom with shower & separate tub, laundry & storage. Move in ready!



613.859.8474
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SALES REPRESENTATIVE

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PROUDLY BUILT IN 2010 BY

Richcraft

Wonderful Location

Close proximity to schools, parks, walking & biking paths, airport, & future LRT.



OPEN LAYOUT

Spacious interior design

Covered front entry with covered porch
Welcoming foyer flows into walk-in level living
Neutral colours throughout
Rich hardwood floors
Custom Hunter Douglas blinds
Open-concept main level with kitchen overlooking dining & living area
Kitchen features

- Flat dark espresso cabinetry
- White subway tile backsplash
- Creamy granite countertops
- Large island with overhang seating
- Upgraded stainless steel appliances - all included

Lower-level

- Large windows welcoming in plenty of sunlight
- Berber carpets
- Two sizeable bedrooms
- Primary bedroom with large wall-to-wall closet
- Full bathroom
- Laundry room
- Storage space



nataliemcguire

TWO BEDROOMS, TWO BATHROOMS

Sentinal Management

ASSOCIATION FEE:

Approximately \$265 /month

Fee includes: Building insurance, caretaker, water/wastewater, management fee, snow removal

UTILITIES & TAXES:

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

Natural gas: \$21/month

Electricity (Hydro): \$38/month

Water / wastewater: covered in condo fees

Property taxes: \$2462/2020

EXCLUSIONS:

Chest freezer

Storage Shed

Living room Shelf

INCLUSIONS:

Kitchen appliances: built-in oven, cooktop, dishwasher, microwave/hoodfan, refrigerator, stove

Washer & dryer (2020)

Light fixtures

Bathroom mirrors

Window blinds

Water treatment

*Parking space # 11B

