

37 NEWBOROUGH

Barrhaven Community



CLASSIC DESIGN ELEMENTS

FEATURING

3 BEDROOMS
2 BATHROOMS
1 CAR GARAGE

BRIGHT AND AIRY
CLASSIC LAYOUT
METICULOUSLY MAINTAINED
SPACIOUS BACKYARD

LOT SIZE: 35.1' X 106.63'

Welcoming curb appeal & true pride of ownership

Lovely two-storey detached home with charming curb appeal. Meticulously maintained & professionally cleaned, hardwood floors throughout top two floors, elegant crown moulding & warm wood accents create a comfortable & inviting feel. Versatile floorplan including formal dining area, living room anchored by wood burning fireplace & walkthrough kitchen featuring solid wood cabinetry, stainless steel appliances & eat in area.

Second level hosts full bathroom & 3 dormer style bedrooms including spacious primary with double door entry, sitting area & walk-in closet. Finished basement boasts sizeable rec room, laundry & storage space. Great sized backyard is fully fenced with wide herringbone patterned brick patio perfect for entertaining & storage shed.



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PROUDLY BUILT BY
TARTAN IN 1993

Vermont model

Located in a quiet neighbourhood close to parks, schools, restaurants & shopping. Plenty of nearby walking/cycling trails & conservation area to enjoy!



CLASSIC LAYOUT

Galley-way kitchen, formal living & dining areas

- Welcoming front entrance
- Neutral light coloured walls
- Elegant crown moulding & warm wood accents
- Hardwood floors throughout top two floors
- Living area open onto formal dining area
- Cozy wood burning fireplace
- Natural light filtering in through large windows
- Walkthrough kitchen featuring solid wood cabinetry
- Cool-toned countertops and tile flooring
- Deep double basin sink with gooseneck faucet
- Stainless steel appliances - all included
- Ample counter and storage space
- Eat-in area with access to backyard
- Meticulously maintained!



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TRADITIONAL FLOORPLAN

Flexible living spaces

- Three sizeable bedrooms on second floor
- Primary bedroom with walk-in closet
- Hardwood floors throughout
- Large closets for ample storage
- Finished basement with sizeable rec room, laundry & plenty of storage space
- Fully fenced backyard
- Spacious patio & backyard area



INCLUSIONS

- Appliances: refrigerator (2019), stove (2019), dishwasher (2019), hoodfan, Washer & dryer (2015)
- All light fixtures
- Window blinds
- Bathroom mirrors
- Built/in shelving affixed to walls
- Auto Garage Door Opener & remote
- Central built-in Vacuum
- Storage shed

HIGHLIGHTS

- Roof - 2008
- Windows - 2010
- Doors - 2010

APPROXIMATE UTILITY COSTS

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$100/month
- Water & Sewer (City of Ottawa): \$100/month
- Hot water heater, rental (Enercare): \$23/month
- Property taxes \$3,893/2021

