

# 21 YORKVILLE STREET

Central Park Community



## BRIGHT & SUNNY TOWNHOME

Centrally located 3 storey end unit townhome

### FEATURING

**2 BEDROOMS**  
**2 BATHROOMS**  
**1 CAR GARAGE**  
**END UNIT**

**OPEN LAYOUT**  
**CENTRAL LOCATION**  
**WELL UPDATED**  
**PEACEFUL BACKYARD**

**LOT SIZE: 19.75' X 69.13'**

Main floor features freshly painted neutral tones perfectly matched with warm wood-like floors, elegant crown moulding & open-concept layout with great flow. Large windows bookending the level offer picturesque views & ample natural light. Kitchen boasts plenty of space for cooking & entertaining with crisp white cabinetry, warm countertops, brick backsplash & breakfast bar overlooking dining & living area.

Top floor hosts 2 bedrooms including generous principal bedroom, & renovated full bath (2014). Ground level features additional second bathroom, access to unfinished basement, single car garage & backyard complete with large deck & beautiful gardens. New furnace & AC (spring 2021). Nestled in quiet neighbourhood steps away from parks, tennis courts, shops, public transit. Perfectly connected to biking/walking trails & the Experimental Farm with easy access to 417.



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PROUDLY BUILT BY  
ASHCROFT HOMES  
2000

*Loft 2 model*

## CONTEMPORARY DESIGN

Bright & open kitchen,  
dining & living areas

Bright & clean

Freshly painted neutral tones throughout for  
harmonious look & feel

Open-concept main level

Large windows welcoming plenty of sunlight

Sizeable kitchen with plenty of storage space

- Clean white shaker style cabinets paired with warm countertops
- Brick inspired tile backsplash
- Breakfast bar overlooking dining & living area
- Appliances - all included

Ground level floor features:

- Additional bathroom
- Plenty of storage space
- Access to backyard & garage

Peaceful backyard with large deck and beautiful  
gardens



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# RELAX & UNWIND

Upper level is tranquil & spaciously designed

- Two good sized bedrooms on upper level with ample storage space
- Renovated bathroom (2014) with neutral tones
- Carpet flooring for added comfort



## INCLUSIONS

Kitchen appliances: refrigerator (2015), stove (2000), dishwasher (2000), microwave/hoodfan (2005)  
Washer & dryer (2000)  
Bathroom mirrors  
Built-in shelving affixed to walls  
Auto garage door opener & remote  
Window blinds in bedrooms & kitchen (as is)

## EXCLUSIONS

Window curtains

## IMPROVEMENTS

Furnace, Forced Air - Natural Gas (2021)  
Humidifier on furnace (2021)  
Air Conditioner (2021)  
Roof (2015)  
Composite staircase at front entrance (2015)  
Main bathroom (2014)  
Steel garage door (2012)  
Powder bathroom addition (2010, approximately)  
Wood deck (2004, approximately)

## APPROXIMATE UTILITY COSTS

Natural Gas (Enbridge): \$58/month  
Electricity (Hydro Ottawa): \$60/month  
Water & Sewer (City of Ottawa): \$38/month  
Hot water heater, Reliance (2013), rental: \$30/month  
Property taxes \$3198 / 2021

