



*For Sale*

# 3920 C Old Richmond Road

 **Blackstone**

 **3**

 **2**

 **1**

Charming townhome with no rear neighbours, radiating style & meticulously updated. Beautiful gardens & full front brick exterior offer quaint curb appeal & beacon into inviting foyer & mudroom with access to single car garage. Carefully curated design features crisp white hues, upgraded lighting & warm hardwood & laminate throughout – brimming with sun light, perfect backdrop for any style. Versatile open concept layout offers living room, dining area & work from home, hobby or additional living space. Crisp white cabinets line kitchen, subway tile backsplash pops against dark countertop & upgraded appliances (2019). Second level hosts 3 bedrooms including generous principal bedroom with ample closet space & renovated full bathroom with marble counter. Partially finished basement boasts industrial style ceiling, laminate floor & recessed lights throughout recreation room & organized laundry area. Backyard lined with privacy hedges offers deck & plenty of green space.



# Bells Corners Community

Steps from transit, close to parks, schools & shopping, home is well situated in friendly family neighbourhood. Easy access to 416 & 417, quick commute throughout city.



## Inclusions

- Kitchen appliances: refrigerator (2019), stove (2019), dishwasher (2019), hoodfan (2020),
- Washer & dryer (2019), Hot water heater (2009), Light fixtures, Window curtains, Bathroom mirrors

## Exclusions

- Dining room chandelier
- Wine fridge in basement
- Deep freezer in basement
- Window curtains in principal bedroom
- Wall mounted TVs



## Cozy Style

- Inviting foyer and mudroom
- Meticulously updated and cleaned
- Carefully curated design features
- Crisp white paint & modern finishes
- Upgraded light fixtures
- Warm hardwood and dark laminate floors throughout
- Natural light throughout
- Versatile open concept L-shaped layout on main floor
- Fantastic kitchen
  - White shaker style cabinetry
  - Classic subway tile backsplash
  - Dark countertops
  - Elegant brass hardware
  - Plenty of space for cooking & storage
  - Upgraded stainless steel appliances (2019)

## Wonderful features

- Second level with 3 spacious bedrooms
- Gorgeous principal retreat
  - Ample closet space
  - Renovated full bathroom with marble countertop (2020)
- Partially finished basement (2020)
  - Raw industrial style painted ceiling
  - Light laminate floors
  - Recreation room with recessed lighting throughout
  - Organized laundry area
- Quaint backyard
  - Lined with privacy hedges
  - Beautiful gardens
  - Sizeable wood deck
  - Plenty of green space to make your own





**Improvements**

- Windows 2020
- Air conditioning 2021
- Roof (Condo) 2020
- Basement partially finished 2020
- Bathrooms renovated 2020
- Appliances 2019
- Kitchen upgraded 2020

**Approximate Utility Costs**

- Natural Gas: \$40/month
- Electricity (Hydro Ottawa): \$150/month
- Property taxes \$2,260/2021

**Condo Managed by  
Sentinel Management**

- Condo fee: 412/month
- Fee includes:
  - Caretaker - maintenance of common areas
  - Management fee
  - Snow removal
- The Special Assessment is for the cost of professionally remediating water damage that occurred in units and the replacement of roofs including improvements. Buyers would assume the responsibility for the remainder of the Special Assessment, approximately \$6,500 over the term.





**Are you ready  
to make this  
house a *home*?**

**Natalie McGuire**

Sales Representative

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