




For Sale

782 Brittanic Road

 **Blackstone**

 **3**

 **4**

 **21.33' x 104.99'**

 **3**

Like NEW, immaculate townhome - Mattamy's popular Fir model, built in 2020 and loaded with upgrades. Impeccably styled & shows like a model home! Modern curb appeal, clean lines, understated accents, single attached car garage & covered front entry. Open concept layout celebrates natural light, white & light grey hues, modern wide plank whitewashed oak floors & stylish finishings cultivate a soothing vibe. Spacious living & dining rooms overlook gorgeous kitchen featuring deep walnut cabinetry, floor to ceiling pantry cupboard, white quartz countertops, herringbone backsplash, upgraded appliances, centre island with overhang seating and access to private backyard. Second level hosts 3 bedrooms & 2 full bathrooms – principal retreat boasts large walk-in closet & spa-like ensuite bathroom with calacatta marble floors, oversized frameless glass walk-in shower & elongated vanity with beautiful quartz counters. Finished basement offers recreation room with elegant grey laminate floors, half bath & plenty of storage space!

Blackstone Community

Peacefully nestled in a quiet family neighbourhood close to parks, schools, walking trails & shopping. Steps from Trans Canada Trail for cycling & easy access to 417.

Proudly built in 2020 by [Mattamy, Fir model](#).



Flooring Features

- Modern wide plank whitewashed Oak hardwood floors throughout the kitchen, living room, dining and main level hallway
- Tile in foyer and powder bathroom
- Upgraded Callacatta polished tile in the ensuite bathroom
- Carpet on stairs and second floor bedrooms for added comfort

Approximate Utility Costs

- Natural Gas (Enbridge): \$42/month
- Electricity (Hydro Ottawa): \$70/month
- Water & Sewer (City): \$38/month
- Tankless Hot Water Heater, Rental: \$50/month
- Property taxes \$3,622/2021

Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave/hoodfan
- Washer & Dryer, Light fixtures, Window blinds, Bathroom mirrors, Automatic garage door opener, Ecobee smart thermostat, Recessed outlet for wall mounted TV

Exclusions

- Wall mounted TV in living room



Impeccable Style

- Shows like a model home
- Covered front entry & sitting area
- Monochromatic palate
- Open concept layout
- Natural light throughout
- Light grey hues
- Modern wide plank oak hardwood floors
- Stylish finishings
- Spacious living & dining rooms
- Partial bathroom on main floor
- Beautiful kitchen
 - Deep walnut cabinetry
 - Floor to ceiling pantry cupboard
 - White quartz countertops
 - Herringbone tile backsplash
 - Open shelving
 - Long centre island with undermount sink, gooseneck faucet & overhang seating
 - Stainless steel appliances
 - Access to private backyard

Wonderful *features*

- Second level with plush grey carpets
- Three bedrooms and two full bathrooms on upper level
- Gorgeous principal retreat
 - Large walk-in closet
 - Spa-like ensuite with calacatta marble floors
 - Oversized frameless glass walk in shower
 - Elongated vanity with quartz counters
- Finished basement
 - Recreation room with grey laminate floors
 - Half bathroom
 - Plenty of storage space



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

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