




*For Sale*

# 1079 Rocky Harbour Cres

 **Riverside South**

 **4**

 **3**

 **35.1' x 104.99'**

 **6**

Gorgeous family home proudly built by Woodfield, stylish design & loaded with UPDATES – nothing to do but move in! Beautiful curb appeal, covered front entry, two car garage & landscaped interlock walkway. Grand welcome inside; tall ceilings, gleaming blonde hardwood floors, freshly painted walls, tastefully chosen light fixtures & finishes, plenty of natural light through large windows with custom California shutters. Versatile floorplan provides ample space for family life & entertaining - large family room overlooks formal dining area & living room with cozy gas fireplace. Stunning kitchen featuring sleek black cabinetry paired with creamy granite counters, modern subway tile backsplash, eat-in breakfast area & walkout access to sizeable fully fenced backyard with large raised deck. Second level boasts all new carpet & tile in 3 bedrooms & 2 full bathrooms. Primary retreat includes spa-like ensuite with separate soaker tub & shower. Finished recreation room with 10ft painted industrial style ceilings, brand new laminate floors, 4th bedroom & home theatre set up.

# Riverside South

Perfectly situated! Walking distance to 5+ schools of all grade ranges, parks, walking & cycling trails, shops & restaurants. Access to Rideau River for canoeing, kayaking & paddle boarding. Close to public transit & future LRT.



## Inclusions

- Kitchen appliances: refrigerator, stove, hood fan, dishwasher, microwave
- Washer & dryer, Light fixtures, Window coverings including custom California shutters on main floor, Bathroom mirrors, Automatic garage door opener & remote, External natural gas hookup, Home theatre including surround sound audio system, projector & projector screen, Two person couch

## Exclusions

- Refrigerator in basement

## Approximate Utility Costs

- Natural Gas \$100/Month
- Electricity (Hydro Ottawa): \$120/Month
- Water/wastewater: \$110/Monthly
- Hot Water Rental (Reliance): \$38/Monthly
- Property taxes: \$4,427/2021



## *Expansive* Family Home

- Built by Woodfield, Selkirk Model - 2001
- Beautiful curb appeal
- Covered front entry
- Two car garage
- Landscaped interlock front walkway
- Tall ceilings
- Gleaming blonde hardwood floors
- Freshly painted throughout
- Tastefully chosen light fixtures & finishes
- Plenty of natural light through plenty of large windows
- Custom California shutters on main floor windows & patio doors, included
- Ample space for family life and entertaining
- Large family room overlooks formal dining area
- Living room with cozy gas fireplace
- Conveniently located powder bathroom
- Main floor laundry

## *Versatile* Layout

- Stunning kitchen
  - Sleek black cabinetry
  - Creamy granite counters
  - Modern subway tile backsplash
  - Stainless steel appliances
  - Eat-in breakfast area
  - Walkout access to backyard
- Sizeable backyard
  - Fully fenced
  - Large raised deck
  - Natural gas hook-up
- Spacious second level
  - Generous bedrooms with new carpeting and upgraded underpad for added comfort
  - Primary retreat includes spa-like ensuite with separate soaker tub & shower
  - New floor tile and wall tile in main & ensuite bathrooms
- Expansive basement
  - Finished recreation room
  - 10ft painted industrial style ceilings
  - Brand new laminate floors
  - Roomy fourth bedroom
  - Home theatre set-up



# Home Features, Systems & Updates

\*approximate ages\*

- Honeywell Home Smart Color Thermostat with Wifi Connectivity
- Furnace, forced air - natural gas, high efficiency with built-in humidifier - 2021
- Central Air Conditioning, high efficiency - 2021
- Driveway Paved - 2020
- Two Windows in second bedroom, right side of home - 2021
- Bedroom windows at back of home - 2018
- Roof, Asphalt shingles - 2016
- Freshly painted - 2019-2021
- New sod & seed in backyard - 2021
- Front Landscaping - 2020
  - custom flower bed along front porch & walkway area, interlock stairs, cedar planks, black iron hand rail, interlock pavers on walkway

- Powder bathroom vanity - 2021
- Tile flooring and wall tiles in main bathroom & ensuite bathroom - 2021
- Laminate flooring in basement - 2021
- Vinyl flooring in laundry room - 2021
- Kitchen backsplash - 2021
- Toilets (all replaced) - 2019
- Carpeting with under-pad - 2019

## Appliances

- Dishwasher - 2021
- Washer - 2021
- Dryer - 2021
- Refrigerator - 2018
- Stove - 2018



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

**Natalie McGuire**

Sales Representative

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