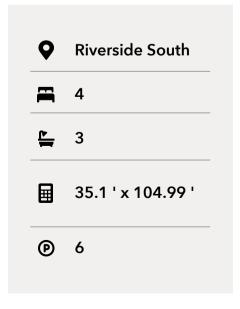
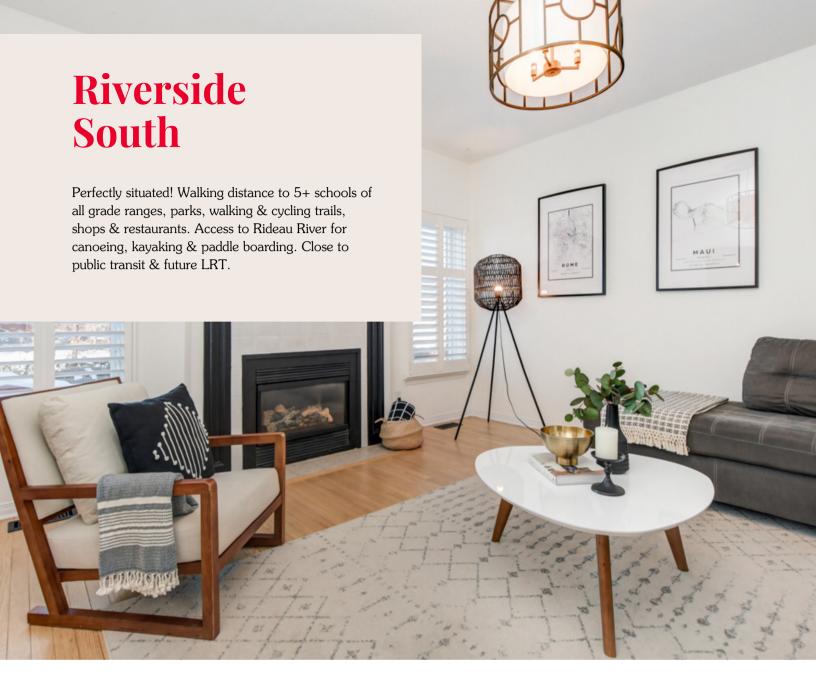


## For Sale

## 1079 Rocky Harbour Cres



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.



#### **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



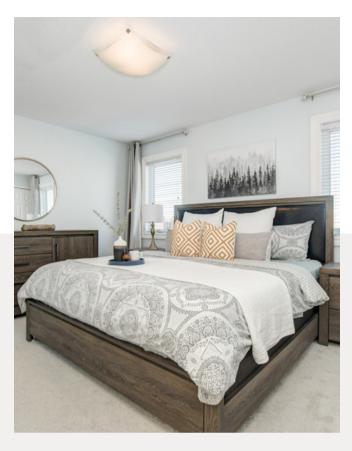


## Expansive Family Home

- Built by Woodsfield, 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

nataliemcguire.ca natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Manotick 613 • 692 • 3567 1096 Bridge Street Manotick, ON, K4M 1J2



