





For Sale

404 Coldwater Cres

 **Monahan Landing**

 **3**

 **3**

 **18.34 ' x 82.02 '**

 **2**

Immaculate townhome in a desirable family community. Peaceful & serene design, open concept layout with great flow between rooms, calming neutral & soft blue hues adorn the walls, accented by crisp white trim, rustic wood laminate flooring, modern glass light fixtures & flooded with natural light through large windows. Covered entry and welcoming foyer provide space to settle into home and opens into ground level living area, work from home space, upgraded finished laundry room, access to garage & fully fenced backyard with large, raised deck sized for entertaining. Main level hosts formal living & dining room + family room & stunning eat-in kitchen boasting clean white shaker style cabinetry paired with light quartz counters & delicate arabesque backsplash that extends through the butler's pantry & large peninsula island with overhang seating. Quietly tucked on top level is the generous primary retreat with walk in closet & upgraded ensuite bathroom with huge walk-in shower, plus two additional bedrooms & a full bathroom. Perfect for families, first time buyers & investors!

Monahan Landing

Exceptional neighbourhood! Steps from pond, nature trails for walking & cycling, multiple family parks, splash pad, tennis courts, soccer fields & more! Close proximity to amenities & easy access to Transit, highway and city core.



Inclusions

- Kitchen appliances: refrigerator, stove, hood fan dishwasher
- Washer & dryer, all light fixtures, all window coverings, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote

Exclusions

- Refrigerator & freezer in garage

Approximate Utility Costs

- Natural Gas (Enbridge): \$40/month
- Electricity (Hydro Ottawa): \$100/month
- Hot Water Heater, Rental (Reliance): \$57/month
- Water/wastewater: \$60/month
- Property taxes \$3,555/2021



Outstanding Layout

- Flexible open concept layout offers generous room sizes & plenty of living spaces
- Welcoming foyer provides space to settle in + mirrored storage closet
- Ground level features a living area or work from home space, upgraded finished laundry room, access to fully fenced backyard and garage
- Main level boasts great flow between open living & dining room, kitchen and family room
- Top level with three generous bedrooms
 - Carpeted flooring for added comfort
 - Primary retreat with walk in closet & upgraded ensuite bathroom with huge walk-in shower & large vanity
 - Two additional bedrooms with ample storage
 - Full bathroom with shower/tub combo

Stunning Eat-In Kitchen

- Sizeable kitchen with eat-in area and bonus butler's pantry
- Clean white shaker style cabinetry
- Gleaming light quartz countertops with double basin undermount sink
- Peninsula island with overhang seating
- Delicate arabesque backsplash
- Stainless steel appliances
- Charming breakfast area set next to window



Impressive Details

- Turnkey – shows like model home!
- Great curb appeal
- Covered front entry
- Upgraded extended stone front steps
- Lovely garden
- Single car garage with interior access to home
- Private fully fenced backyard with custom raised deck sized for BBQing & entertaining
- Ample green space
- Plenty of large windows allow for bright and airy natural light on each level
- Serene & peaceful design with natural & soft hues
- Crisp white accents
- Modern glass light fixtures
- Rustic wood laminate flooring
- Feeling of calm throughout home

Home Features & Systems

approximate ages

Appliances:

- 2014
 - Refrigerator
 - Stove
 - Dishwasher
 - Washer & Dryer

Systems:

- 2014
 - Roof, Asphalt Shingles
 - Forced Air Furnace, Natural Gas
 - Baseboard heating for added comfort (ground floor only)
 - Windows & Doors
 - Central Air Conditioning



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

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