




For Sale

13 Grady Crescent

 Trend Village

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 24.02' x 105.97'

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Beautiful & clean townhome full of character & lined with mature trees in picturesque Trend Village neighbourhood. Brilliantly modernized home offers spacious open concept layout with contemporary style and two private outdoor living spaces at front & back of home. Lovely interlock walkway lined with perennial gardens lead to inviting interior. Stunning kitchen provides ample space for cooking & storage in clean white cabinetry matched with gleaming granite countertops, & breakfast bar with seating for 4 overlooking spacious dining & living area centered around warm gas fireplace. Patio doors offer access to fully fenced large private French country backyard with interlock patio. Upstairs await 3 well-proportioned bedrooms adorned parquet flooring one with access to large partially covered terrace above garage perfect for relaxing private use or entertaining + lovely full bathroom with trendy terrazzo floors & oversized glass walk-in shower. Basement features large recreation room, office space or den separated by French doors, additional full bath, laundry & storage. Low cost electric heating ~\$125/month.

Trend Village

Great location with plenty of parks & walking trails including Bruce Pit, steps to transit access, nearby schools, shops, restaurants and plenty of amenities.



Inclusions

- Kitchen appliances: refrigerator, stove, microwave, dishwasher
- Washer & dryer, window blinds, automatic garage door opener & remote, external natural gas hookup

Exclusions

- Dining chandelier, curtains, shed

Approximate Utility Costs

- Natural Gas (Enbridge): \$46/month
- Electricity (Hydro Ottawa): \$125/month
- Hot Water Heater, Rental (Reliance): \$22/month
- Water/wastewater: \$85/month
- Property taxes \$3,025/2021

Negotiable

- Wood cabinet in kitchen



Notable Features

- Beautiful and clean charming home
- Full of character & lined with mature trees
- Brilliantly modernized
- Contemporary style
- Minimal carpeting (stairs only – new 2020)
- Two private outdoor living spaces at front and back of home
- Inviting interior boasting great sightlines throughout
- Dark accents pop against crisp white walls
- Grey wood-like luxury vinyl flooring (2020)
- Elegant crown moulding
- Recessed lighting
- Open concept layout

Exceptional Layout

- Stunning kitchen provides ample space for cooking and storage
 - Clean white cabinetry
 - Gleaming granite countertops
 - Upgraded stainless steel appliances
 - Breakfast bar with seating for four
- Kitchen overlooks spacious dining room and living area centered around warm gas fireplace
- Patio doors offering access to fully fenced large private backyard
- Upstairs await 3 well-proportioned bedrooms
- Parquet flooring & custom California shutters
- One bedroom with access to large partially covered terrace above garage
- Lovely full bathroom with trendy terrazzo floors & oversized glass walk-in shower
- Basement with large recreation room, office space or den separated by French doors
 - Additional full bath,
 - Laundry
 - Storage



Home Features & Systems

Approximate ages

- 2020
 - Main level flooring replaced with luxury vinyl
 - Carpet on stairs
- 2021
 - Upper Deck TREX Sienna decking
- 2019
 - New paint through main level & kitchen cabinets

Beautiful Landscaping

- Welcoming interlock entry walk lined by perennial gardens & stone wall
- Large private French country backyard
- Lovely interlock back patio with stone wall and perennial gardens
- Mature trees and gardens



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

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