





*For Sale*

# 854 Mikinak Road

 **Wateridge Village**

 **4**

 **4**

 **24.21' x 69.13'**

 **4**

Luxurious magazine worthy end unit townhome with impressive size, feels like a single family – 4 bedrooms & 4 bathrooms in sought-after Wateridge Village. Built in 2020, home is like brand new featuring high quality construction by Uniform & incredible design by award winning Hobin Architecture. Exudes sleek & modern style, loaded with upgrades & luxury finishes inside & out – crisp white walls lined with countless huge windows allowing unimpeded natural light for bright airy spaces, wide plank oak hardwood, clean lines & tall smooth ceilings with recessed lighting & upgraded fixtures. Sprawling dream kitchen by Deslaurier boasts white shaker style cabinets paired with white quartz counters & subway tile backsplash, center island with overhang seating, pantry, upgraded custom buffet with built-in wine fridge under chic open shelving & walk out access to sizeable balcony with natural gas hook up for BBQ & space for outdoor dining/lounge. Elegant primary retreat including walk in closet & ensuite with rainfall glass panel shower. Professionally finished basement offers large recreation room for additional living space, playroom, gym + plenty of storage.

# Wateridge Village

Perfectly situated with easy access to downtown & LRT/transit. Sustainable community surrounded by green space, walking/biking/ski trails, Rideau river, parks, schools, shopping, restaurants & Montfort Hospital.



## Inclusions

- Kitchen appliances: refrigerator, stove, hood fan, dishwasher, built in microwave drawer, built-in wine fridge
- Washer & dryer, all light fixtures, all window coverings, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, external natural gas hookup, rough in for central built-in vacuum

## Exclusions (may be Negotiable)

- TV's, Arlo doorbell camera, Furniture

## Approximate Utility Costs

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$75/month
- Tankless Hot Water Heater, Rental (Reliance): \$50/month
- Water/wastewater: \$60/month
- Property taxes: \$6,690/2021



## Notable Features

- Magazine worthy end unit townhome
- Feels like a single family home
- Built in 2020, home is like brand new - barely lived in
- High quality construction by Uniform
- Design by award winning Hobin Architecture
- Sleek and modern style
- Loaded with builder upgrades
- Luxury finishes inside & out
- Beautiful stone path to entrance & front step porch with interlock
- Asphalt paved driveway and shared laneway
- Sod in front yard & low maintenance river rocks at side of home
- Crisp white interior walls
- Countless huge windows allowing in natural light for bright airy spaces
- Wide plank oak hardwood floors
- Clean modern lines & open concept layout
- Tall smooth ceilings with recessed lighting and upgraded fixtures
- Home enrolled in Ontario New Home Warranty Program Tarion

## Exceptional Layout

- Entry level features impressive foyer with spacious closet and bedroom great for multigenerational family or a private home office, a three piece bathroom and access to attached double car garage
- Main floor hosts an expansive great room centered around cozy gas fireplace
- Dining area sized for entertaining big groups
- Sprawling dream kitchen by Deslaurier
  - White shaker style cabinets
  - White quartz counters
  - Subway tile backsplash
  - Center island with overhang seating
  - Sizeable closet pantry
  - Upgraded custom buffet with built-in wine fridge with chic floating shelves
  - High-end stainless-steel appliances including built in microwave drawer
  - Undermount sink with gooseneck faucet
- Walk out access to sizeable balcony with natural gas hook up for BBQ and space for outdoor dining and lounging
- Top level hosts elegant primary retreat including walk in closet & ensuite bathroom with rainfall glass panel shower + additional 2 bedrooms and full bathroom
- Conveniently located organized laundry room
- Builder finished basement offers large recreation room for additional living space, playroom, gym + plenty of storage



## Builder Upgrades

- Quartz countertops in kitchen & all bathrooms
- Shaker style cabinets doors in kitchen & bathrooms
- Kitchen chimney hood vent with wall tile to ceiling
- Wide plank oak hardwood flooring throughout first two levels
- Recessed lighting in foyer, hallways, stairwells, kitchen and upper hallway
- Light fixtures
- Shaker style interior doors
- Swing doors on all closets
- Bathroom mirrors
- Ensuite shower with glass enclosure & rainfall faucet
- Rough in for central vacuum
- BBQ natural gas connection on rear balcony
- HRV system
- Tankless hot water heater
- Kitchen extension by Deslaurier that includes massive pantry, broom closet and open shelving
- Laundry room with upper cabinets
- Finished basement

## Private Road Association

- Mikinak homeowners self manage the road, only 5 owners
- Fee is paid into Mikinak homeowners bank account monthly
- Association fee: 125/month
- Fee Includes:
  - Building insurance
  - Snow removal
  - Reserve fund



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

**Natalie McGuire**

Sales Representative

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