



For Sale

966 Torovin Private

 Pineview

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 19.75' x 97.44'

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Fantastic 3 bedroom, 3 bathroom townhome with no rear neighbours! Located in an idyllic family neighbourhood and backing onto beautiful Stonehenge Park. Sophisticated curb appeal with beautiful full front brick exterior. Spacious foyer provides space to settle in & invites into cheerful home with tall 9ft ceilings, neutral colour palate & hardwood throughout main level – true pride in ownership. Versatile layout, elongated living room anchored by cozy gas fireplace + dining room, play space or reading nook. Kitchen is adorned with upgraded designer inspired cabinets finished with crown moulding & huge bank of full height pantry cupboards, light countertops, peninsula island, & large eat-in area with walkout access to raised deck. Upstairs hosts 3 generous bedrooms & 2 full baths including serene primary retreat with expansive walk-in closet & spa like ensuite bath. Laundry conveniently located on upper level. Professionally designed & finished basement hosts large recreation room with space for additional living area, work from home & hobby area + rough in for additional bathroom & plenty of storage. Fully fenced backyard offers direct access to expansive city green space.

Pineview - Stonehenge

Direct access to expansive city green space, play structures, splash pad & tons of sport facilities – soccer, baseball, tennis, outdoor rink & more! Walking distance to schools, lit path provides great access to transit, quick & easy access to HWY and downtown. Nearby shopping at St Laurent Centre, restaurants, bars & plenty of kid-friendly entertainment.



Inclusions

- Kitchen appliances: refrigerator, stove, hoodfan, dishwasher, microwave
- Washer & dryer, all light fixtures, window blinds, automatic garage door opener & remotes, bike storage rack in garage, cabinets over toilets, wall hooks at patio & entrance doors, corner shelves in stairwell, decorative flowers affixed to wall in powder bath, dresser in primary bedroom

Exclusions

- Deep freezer in basement, round shelving units in bathrooms

Approximate Utility Costs

- Natural Gas (Enbridge): \$105/month
- Electricity (Hydro Ottawa): \$100/month
- Hot Water Heater, Rental (Enercare): \$39/month
- Water/wastewater: \$60/month
- Property taxes \$4,415/2021
- Potential to rent additional outdoor parking space for \$75/month
- Rogers Home Security system installed, rental monitoring can be transferred if desired

Negotiable

- All IKEA storage units, basement couch, King bed frame & 2 nightstands in primary bedroom



Notable Features

- True pride in ownership
- Meticulously clean & well maintained
- Sophisticated curb appeal with beautiful full front brick exterior, low maintenance riverstones, parking for 2 in single car garage & driveway
- Opportunity to rent additional outdoor parking space steps from front door, \$75/month
- Spacious foyer provides space to settle in & invites into cheerful home with tall 9ft ceilings
- Elegant powder bathroom at entry area
- Neutral colour palate & hardwood throughout main level including staircase
- Endless large windows throughout home bringing tons of natural light
- Tasteful design & smooth ceilings
- Hard-wired fire detectors
- Fully fenced backyard with grassy area offers direct access to expansive city green space
- No rear neighbours!
- Move-in ready



Exceptional Layout

- Main level features elongated living space anchored by cozy gas fireplace with stone surround
- Versatile layout for living room + dining room, play space, reading nook, etc.
- Sizeable kitchen is adorned with upgraded designer inspired cabinets finished with crown moulding
- Huge bank of full height pantry cupboards, never run out of storage space
- Light countertops, linear tile backsplash & peninsula island
- Stainless steel appliances, all included
- Large eat-in area with walkout access to raised deck
- Serene primary retreat sized for king bed
 - Expansive walk-in closet
 - Spa like ensuite bathroom with separate soaker tub & walk in shower + double vanity
- Conveniently located second floor laundry with storage
- Generous bedroom sizes with carpet for added comfort & ample closet space
- Professionally designed & finished basement hosts large recreation room
 - Space for additional living area, work from home & hobby area
 - Rough in for additional bathroom
 - Plenty of storage



Home Features & Systems

approximate ages

Appliances:

- Stove (2022)
- Dishwasher (2011)
- Refrigerator (2011)
- Microwave (2021)
- Washer & Dryer (2019)

Systems:

- Roof, Asphalt Shingles (2011)
- Forced Air Furnace, Natural Gas (2011)
- Windows & Doors (2011)
- Central Air Conditioning (2011)
- Basement renovation (2015)

Private Road Association

- Managed by Stonehenge Co-Tenancy, 613-730-2000
- Association fee approximately \$97/month
- Fee includes private road maintenance
- Estoppel certificate available upon request



**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



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