




For Sale

2233 Nantes Street

 Notting Hill

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 26.64' x 125.71'

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Professionally designed model home proudly built by Cardel, popular Sandalwood end unit on deep lot. Filled to the brim with over \$30K in builder upgrades, strategically chosen to maximize look & feel. Rich & earthy colour palate, trendy monotone trim, dark maple hardwood, 9ft ceilings, upgraded fixtures & pot lights + ample large windows for sun-filled spaces. Expansive foyer provide space to settle in & welcome into main floor with open layout, powder room, access to single car garage & fully fenced backyard. Gourmet kitchen features espresso shaker cabinets matched with warm backsplash, great pantry storage, stainless steel appliances & breakfast bar with overhang seating overlooking dining & living areas. Grand wide staircase leads to second level with conveniently located laundry, 2 full bathrooms & all 3 bedrooms. Oversized primary bedroom fit for king + lounge area, boasts walk in closet & ensuite bath. Finished basement offers recreation room & great storage. No direct facing rear neighbours - private extra deep yard with lovely stone patio + lots of grassy space for kids & pets to play or blank canvas to design your unique paradise!

Notting Hill

Located in the picturesque community of Notting Hill, brimming parks, schools, recreation, shopping & nearby transit access.



Inclusions

- Kitchen appliances (2011): refrigerator/freezer, stove, microwave/hood fan, dishwasher
- Washer & dryer (2014), light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, central built-in vacuum, external natural gas hookup, hot water heater

Exclusions

- Curtains, portable storage shelves and cabinets in storage room, bookcase in basement, wall bed in basement, tire racks in garage, storage shed

Approximate Utility Costs

- Natural Gas \$180/month
- Electricity (Hydro Ottawa): \$120/month
- Water/wastewater: \$95/month
- Property taxes: \$3,969/2021



Notable Features

- Professionally designed
- Sandalwood model proudly built by Cardel, 2011
- Model home, over \$30k in builder upgrades
- End unit on deep lot
- Covered front entry
- Expansive foyer with bright tiled flooring providing space to settle in + closet storage
- Powder bathroom
- Rich & earthy colour palate
- Trendy monotone trim
- Dark maple hardwood flooring in living & dining area
- 9ft ceilings
- Upgraded light fixtures & pot lights
- Large windows bringing in plenty of natural light
- Main floor with open concept layout & access to fully fenced backyard

Exceptional Layout

- Gourmet kitchen
 - Deepespresso shaker style cabinets
 - Warm backsplash
 - Pantry storage
 - Stainless steel appliances
 - Breakfast bar with overhang seating
- Spacious dining and living areas
- Grand wide staircase leading to second level featuring carpeted flooring for added comfort
- Laundry conveniently located on top floor
- Oversized primary bedroom
 - Lounge area
 - Walk in closet
 - Ensuite bathroom
- Finished basement offers recreation room & great storage



Home Features & Systems

approximate ages

Systems:

- Roof, Asphalt Shingles - 2011
- Forced Air Furnace, Natural Gas - 2011
- Windows & Doors - 2011
- Central Air Conditioning - 2011
 - serviced 2020

Sizeable Yard

- No direct facing rear neighbours, providing extra privacy
- Deep lot with plenty of green space
- Fully fenced backyard - 2017
- Lovely stone patio - 2017
- Deck & stairs - 2017
- Front porch flower bed - 2017



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

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