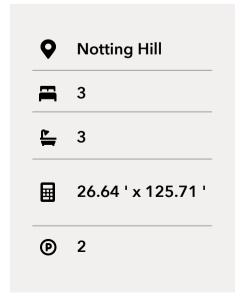


For Sale

2233 Nantes Street



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 sunfilled 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!



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



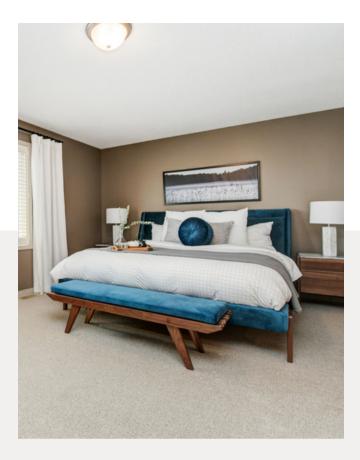


*Notable*Features

- 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?

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





The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.