





For Sale

134 Pinelock Street

 **Monahan Landing**

 **3**

 **4**

 **33.99' x 82.09'**

 **4**

Dream home perfectly set across from picturesque wooded park for extra privacy. Stunning single family home built in 2016 has been meticulously maintained & feels new! Timeless & chic design loaded with tastefully chosen upgrades. Immaculate Chef's kitchen with endless storage in classic white cabinetry, high-end European tilework, stylish contrasting two-tone quartz countertops, massive center island with seating on two sides + bonus attached mudroom with access to double car garage. Glass patio doors open into fully fenced backyard sanctuary with professional landscaping and two-tier deck with built in bench seating. On second level front rooms boast partially vaulted ceilings & arched windows for light & airy feel. Primary retreat quietly situated at back of home offers 2 closets, 1 walk-in, & spa-like ensuite with luxury glass panel super shower upgrade. Fully finished basement offers additional comfortable living space adorned with electric fireplace, light wood laminate flooring + 3rd full bathroom & plenty of storage space. Move in ready!

Monahan Landing

Enjoy Maplewood Park at your door step in the heart of a family-oriented neighbourhood. Steps from nature trails for walking & cycling, multiple family parks, splash pad, tennis courts, soccer fields & more! Close proximity to amenities & easy access to Transit, highway and city core.



Inclusions

- Kitchen appliances: refrigerator, stove, hood fan, dishwasher
- Washer & dryer, Light fixtures, Window coverings, Bathroom mirrors, Automatic garage door opener & remote

Exclusions

- Powder bathroom mirror, Dining chandelier

Approximate Utility Costs

- Natural Gas \$72/Month
- Electricity (Hydro Ottawa): \$60/Month
- Water/wastewater: \$70/Monthly
- Hot Water Rental (Cricket): \$51/Monthly
- Property taxes: \$4,828/2021



Expansive Family Home

- Built by Mattamy, Snowberry Model - 2016
- Calm & inviting curb appeal
- Muted grey palette with charcoal accents
- Peaked dormers, elegant stone & wood shingles
- Covered front entry
- Landscaped interlock front walkway
- Two car garage
- Meticulously maintained & lightly lived in - feels new!
- Welcoming foyer provides space to settle in + mirrored storage closet
- Timeless & chic design
- Sun-drenched rooms
- Adaptable layout offering great flow & open sightlines through home
- Tastefully chosen finishes
- Peaceful grey hues
- Dark hardwood floors throughout main level & staircase
- Crisp white chair rail accents
- Ample space for family life and entertaining
- Living room clad with lovely corner windows & cozy stone encompassed gas fireplace
- Conveniently located powder bathroom

Stylish Design

- Immaculate Chef's kitchen
 - Endless storage
 - Classic white cabinetry
 - High-end European tilework
 - Stylish contrasting two-tone quartz countertops
 - Massive centre island with seating on two sides
 - Upgraded stainless steel appliances
 - Attached mudroom with garage access
 - Walkout access to backyard
- Generous second level
 - Front rooms boast partially vaulted ceilings & pretty arched windows for light & airy feel
 - Second bedroom with bonus walk-in closet
 - Primary retreat quietly situated at back of home offers 2 closets, 1 walk-in, & spa-like ensuite with luxury glass panel super shower upgrade & quartz vanity countertop
 - Carpeting for added comfort
 - Additional full spacious bathroom
 - Conveniently located laundry
- Fully finished basement offers additional comfortable living space
 - Electric fireplace
 - Light wood laminate flooring
 - Full bathroom
 - Plenty of storage space



Home Features & Systems

approximate ages

- Furnace, forced air - natural gas - 2016
- Central Air Conditioning - 2016
- Roof, Asphalt shingles - 2016
- Windows & Doors -2016
- Appliances - 2016

Backyard Sanctuary

- Fully enclosed backyard with PVC fencing
- Additional investments were made in professional landscaping & two-tier deck with built in bench seating
- Fit for alfresco dining & entertaining
- Sizeable backyard with greenspace



**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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