



For Sale

342 Wiffen Pvt

 **Westcliffe Estates**

 **2**

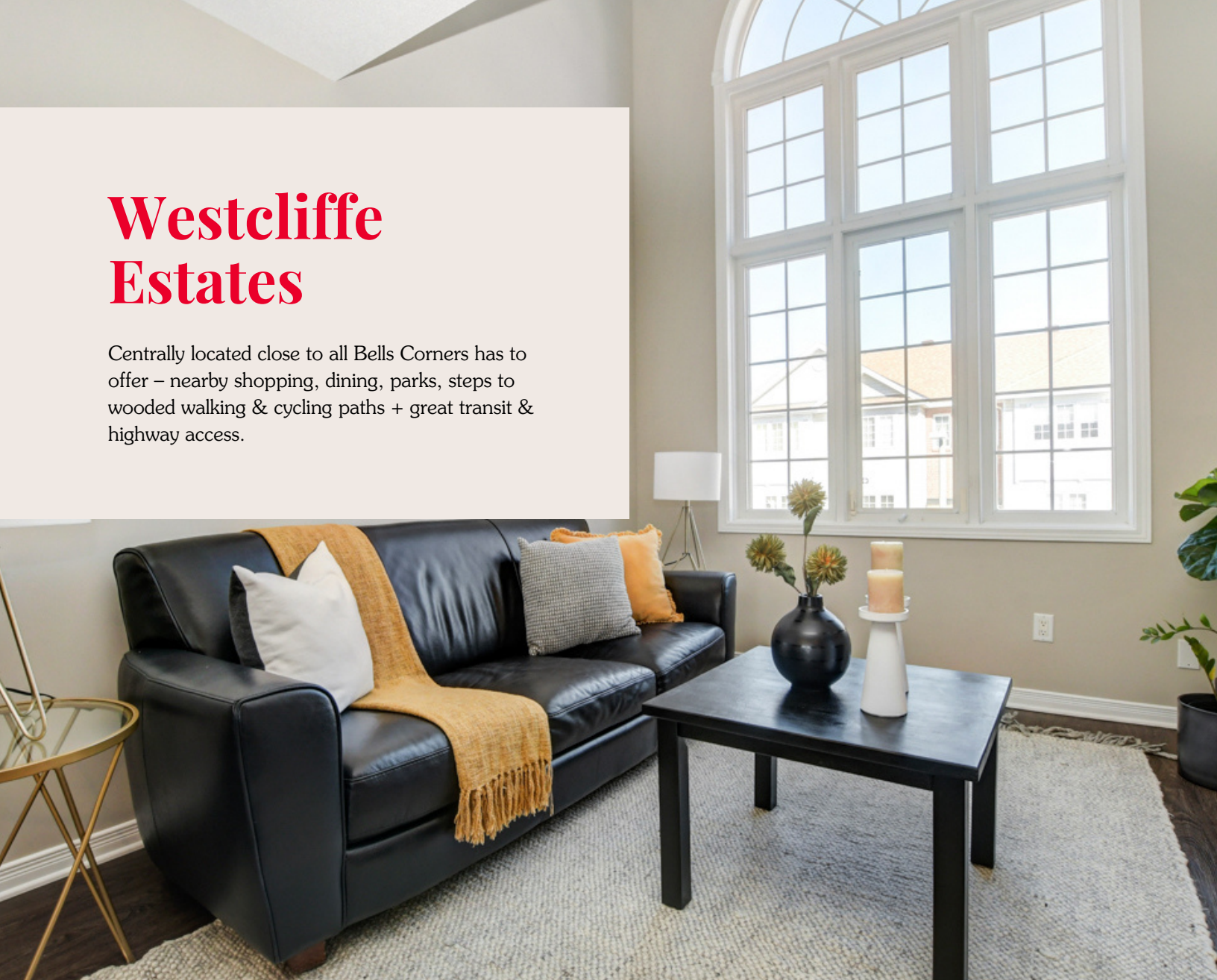
 **2**

 **1**

Lovely and inviting upper-level terrace home in Westcliffe Estates with great open-concept design & plenty of space to sprawl out – bonus loft + two outdoor spaces - ideal for first time buyers, investors & downsizers alike! Jaw-dropping two-storey vaulted ceiling & gorgeous arched window floods home with natural light creating bright, open & airy spaces. Freshly painted in soft neutral tone, updated light fixtures, professionally cleaned & carefully maintained – brand new furnace & AC. Dark wood-like vinyl flooring throughout dining area & adjoined living room with cozy gas fireplace. Spacious kitchen features breakfast bar with seating & eat-in area, ample counter & storage space, new upgraded stainless-steel appliances & easy access to storage, laundry & large covered balcony. Upstairs, enjoy the morning sun on second balcony off primary retreat with cheater ensuite and second bedroom + loft overlooking living area - perfect for work from home office! Includes one parking spot at your doorstep & plenty of visitor spaces. Turnkey & move in ready!

Westcliffe Estates

Centrally located close to all Bells Corners has to offer – nearby shopping, dining, parks, steps to wooded walking & cycling paths + great transit & highway access.



Inclusions

- Kitchen appliances: refrigerator, stove, hoodfan, microwave, dishwasher
- Washer & dryer, all light fixtures, window curtains, bathroom mirrors, built-in shelving affixed to walls

Approximate Utility Costs

- Natural Gas (Enbridge): \$54/month
- Electricity (Hydro Ottawa): \$85/month
- Hot Water Heater, Rental Reliance): \$29/month
- Property taxes \$2,439/2021



Fabulous Features

- Upper-level terrace home
- Open-concept design
- Plenty of space to sprawl out
- Bright, open & airy spaces
- Freshly painted in soft neutral tone
- Updated light fixtures
- Living area features cozy gas fireplace
- Two-storey vaulted ceiling with arched window
- Dark wood-like vinyl flooring throughout dining area & adjoined living room
- Professionally cleaned & carefully maintained
- Two outdoor spaces
- True pride in ownership
- Turnkey & move in ready

Exceptional Layout

- Spacious kitchen
 - Breakfast bar with seating
 - Eat-in area
 - Ample counter and storage space
 - Stainless-steel appliances
- Laundry located on main level
- Large covered balcony off kitchen
- Second balcony off primary bedroom retreat with cheater ensuite bathroom
- Top level also includes additional bedroom
- Bonus loft overlooking living area
 - Perfect for work from home office



Home Features & Systems

Appliances:

- Refrigerator (2021)
- Dishwasher (2020)
- Stove (2019)
- Washer (2015)
- Dryer (2012)

Systems & Improvements:

- Furnace, Forced Air - Natural Gas, 2021
- Honeywell Thermostat
- Central Air Conditioning, 2021
- Paint, 2021
- Carpet, 2019
- Vinyl Flooring, 2016

Condo Fee & Inclusions

- Ottawa-Carleton Standard Condominium Corporate No. 695
- Managed by Condominium Management Group, 613.237.9519
- Condo fee approximately \$375/month
- Condo fee includes:
 - Building insurance
 - Caretaker
 - Management fee
 - Snow removal
 - Water/wastewater

Parking

- Parking Space #342
- Plenty of additional parking spaces for visitors



**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.