




For Sale

351 Ballinville Circle

 **Riverside South**

 **3**

 **3**

 **35.1' x 108.27'**

 **6**

Sprawling dream home blends traditional style with truly unique features! Well maintained & boasts room for a growing family with 3 bedrooms + loft ideal for home office space or future 4th bedroom. The ultimate backdrop for any style - natural hardwood floors, recessed lighting & custom blinds throughout. Spacious entryway with double closets & adjoined mudroom with access to double car garage. A show stopping 3-sided fireplace anchors the main floor bringing together the open concept living room, dining room & great room with soaring cathedral ceilings & 2-storey windows. Beautiful kitchen features elegant cabinetry finished with crown moulding, dark quartz counters, glass tile backsplash, breakfast bar with plenty of seating & eat in space. Glass patio door leading to raised deck. French doors open to sunken primary bedroom complete with large walk-in closet, ensuite with stone counters, double sinks, soaker tub & separate oversized shower + private covered balcony. Two additional generous bedrooms, full bath, convenient 2nd floor laundry & loft. Fully fenced backyard boasts gates on each side & tons of greenspace.

Riverside South

Walking distance to grocery, shopping, restaurants, lovely parks, river access & bus station connected with future LRT.



Inclusions

- Kitchen appliances: refrigerator, stove, microwave/hood fan, dishwasher
- Washer & dryer, light fixtures, window coverings, bathroom mirrors, alarm system, automatic garage door opener & remote, mirrors in basement

Exclusions

- Wall mounted TV, Chest freezer in basement

Approximate Utility Costs

- Natural Gas \$120/month
- Electricity (Hydro Ottawa): \$65/Month
- Water/wastewater
- Hot Water Rental, Enercare: \$50/Month
- Property taxes: \$5,700/2021
- Alarm system, Henderson monitoring: \$28/month



Expansive Family Home

- Sprawling dream home blends traditional style with truly unique features
- Spacious entryway provides a place to settle in & get organized with double closets & adjoined mudroom
- Interior access to double car garage
- Show stopping 3-sided fireplace anchors the main floor
- Open concept living room, dining room and great room
- Fully fenced backyard boasts gates on each side & tons of lush grassy area
- Patio with raised deck – perfect for alfresco dining & lounging



Polished Kitchen

- Beautiful kitchen with breakfast bar and plenty of seating
 - Elegant cabinetry finished with crown moulding
 - Dark quartz counters
 - Glass tile backsplash
 - Stainless steel appliances
 - Eat in space adjacent to glass patio door
- Primary bedroom feels like an expansive retreat
 - Large walk-in closet
 - Ensuite with stone counters, double sinks, soaker tub & separate oversized shower
 - Private covered balcony overlooking front of home
- Upper level boasts two additional bedrooms, full bathroom convenient second floor laundry and loft for flex space



Home Features & Systems

approximate ages

Systems

- 2015
 - Roof, Asphalt Shingles
 - Furnace, Forced Air - Natural Gas
 - Central Air Conditioning

Notable Details

- Natural hardwood floors
- Recessed lighting
- Custom blinds throughout
- Soaring cathedral ceilings and two-storey windows in great room
- Grand French doors open to sunken primary bedroom



**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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