




For Sale

480 Coldwater Crescent

 **Monahan Landing**

 **3**

 **3**

 **23.98' x 82.02'**

 **3**

Stylish end unit townhome in highly sought-after family neighbourhood offering three spacious levels of living. Squeaky clean and move in ready, entering this home feels like a breath of fresh air – soothing dove grey hues, crisp white accents, rich hardwood flooring, oversized windows and easy flow between open, light-filled rooms. Ground floor features a spacious foyer with mirrored coat closet, finished laundry and a cozy family room with access to fully fenced backyard complete with deck and storage shed. The main level features a great room anchored by a gas fireplace encompassed with beautiful whitewash stone and a long multifunctional living/dining room, fit for elegant dinner parties, kids play space or both - completely customizable to your needs. Gorgeous gourmet kitchen adorned with modern ivory cabinetry, sleek black granite counters, trendy white subway tile grouted in black, large separate pantry, eat in area & breakfast bar with overhang seating. Primary retreat fit for a king bed awaits on the top level with stunning board & batten accent wall & peaceful ensuite + 2 additional well sized bedrooms & full bathroom.

Monahan Landing

Steps from scenic pond with picturesque walking trails, exceptional park & quality schools. Easy access to transit & all the amenities Kanata has to offer!



Inclusions

- Kitchen appliances: refrigerator, stove, microwave/hood fan, dishwasher
- Window blinds, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, central built-in vacuum, storage shed

Exclusions

- Washer & dryer, chest freezer, ring doorbell, wall sconces in principal bedroom, TVs & TV mounts

Approximate Utility Costs

- Natural Gas (Enbridge): \$60/month
- Electricity (Hydro Ottawa): \$120/month
- Hot Water Heater, Rental (Reliance): \$59/month
- Water/wastewater: \$45/month
- Property taxes \$3,834/2021



Impressive Layout

- Modern end unit townhome with covered front entry
- Brick and siding exterior
- Welcoming and generous foyer with mirrored coat closet
- Cozy family room with access to fully fenced backyard
- Finished laundry & storage on ground level
- Three spacious levels of living
- Main floor boasts a sizeable great room with plenty of windows and gas fireplace encompassed by whitewash stone
- Long multifunctional living or dining room, fit for elegant dinner parties, kids play space or both - customizable to your needs
- Elegant partial bathroom

Modern Kitchen

- Gorgeous gourmet kitchen with eat in area & breakfast bar with overhand seating
 - Modern ivory cabinetry
 - Sleek black granite counters
 - Trendy white subway tile grouted in black
 - Stainless steel appliances
 - Large separate pantry
- Top level with three generous bedrooms
- Carpeted flooring for added comfort
- Primary retreat fit for a king bed with stunning board & batten accent wall & peaceful ensuite bathroom
- Two additional spacious bedrooms
- Full bathroom with shower/tub combo



Notable Details

- End unit
- Squeaky clean & move in ready
- Soothing dove grey hues
- Crisp white accents
- Rich hardwood flooring
- Oversized windows
- Easy flow between open, light-filled rooms
- Single car garage with interior access to home
- Expanded gravel driveway for added parking
- Fully fenced backyard complete with deck & storage shed
- Ample green space

Home Features & Systems

approximate ages

Appliances:

- Dishwasher, 2020
- Refrigerator, 2014
- Stove, 2014
- Microwave/Hood Fan, 2014

Systems

- 2014
 - Roof, Asphalt Shingles
 - Furnace, Forced Air - Natural Gas
 - Baseboard heating for added comfort (ground floor only)
 - Central Air Conditioning



**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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