



*For Sale*

# 176 Gothenburg Private

 Riverside South

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 20.18' x 47.57'

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Exceptional executive townhome feels like new! Three spacious levels of living, extremely clean & move in ready – perfect for first time buyers & investors alike! Featuring gorgeous contemporary design & modern finishes, oversized windows, tall 9ft ceilings, calming neutral tones, striking accent colours & oak hardwood on second level. Inviting foyer with large coat closet, den fit with gym flooring for the perfect exercise room or home office. Upstairs, modern open concept layout built for entertaining with dining area, powder bathroom, living room centered by cozy electric fireplace & French patio doors to large covered, glass paneled balcony, ideal for enjoying the sun with park view. Classic white kitchen boasts quartz counters, shaker style cabinets, stacked subway tile, stainless steel appliances & centre island with tons of storage & overhang seating. Tucked quietly at the top of the home is ultra zen primary bedroom with walk in closet, additional well-proportioned bedroom, full bathroom & convenient laundry with storage/sorting area.

# Riverside South

Ideally located in quiet community of mostly private streets with park at your doorstep! Quick walk to Riverview Transit Station as well as shopping & restaurants. Nearby greenspace, walking trails & river access!



## Inclusions

- Kitchen appliances: refrigerator, stove, hoodfan, dishwasher
- Washer & dryer, all light fixtures, bathroom mirrors, auto garage door opener & remote

## Approximate Utility Costs

- Natural Gas (Enbridge): \$24/month
- Electricity (Hydro Ottawa): \$58/month
- Hot Water Heater, Rental (Reliance): \$25/month
- Water/wastewater: \$66/month
- Property taxes: \$3,200/2021





## Exceptionally Maintained

- Executive townhome
- Proudly built by Richcraft in 2018
- Interior access to single car garage
- Three spacious levels of living
- Extremely clean & well maintained
- Gorgeous contemporary design
- Modern finishes
- Oversized windows bring in great natural light
- Tall 9ft ceilings
- Calming neutral tones combined with crisp white
- Striking accent colours
- Oak hardwood throughout second level
- Perfect for first time buyers and investors
- Move-in ready

## Impressive Layout

- Inviting foyer with large coat closet
- Den fit with gym flooring for the perfect exercise room or home office
- Main level with modern open concept layout
- Bright dining area
- Well located powder bathroom
- Living room centered by cozy electric fireplace
- French patio doors to large covered, glass paneled balcony
- Classic and sleek white kitchen
  - Quartz counters
  - Shaker style cabinets
  - Stacked subway tile
  - Stainless steel appliances
  - Center island with tons of storage and overhang seating
- Ultra zen primary bedroom with walk in closet
- Second well-proportioned bedroom
- Tranquil full bathroom
- Convenient laundry area with storage/storing area



## Home Features & Systems

\*approximate ages\*

### Systems:

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

## Private Association

\*approximate amounts\*

- Private street association managed by
  - CMG Condominium Management Group
    - 613-237-9519
- Fee: \$114/month
- Fee includes:
  - Snow removal
  - Garbage removal
  - Common area maintenance





**Are you ready  
to make this  
house a *home*?**

**Natalie McGuire**

Sales Representative

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