





For Sale

1883 Hennessy Cres

 **Fallingbrook**

 **3**

 **2**

 **27.13' x 115.87'**

 **3**

End unit townhome on extra wide & deep lot with no rear neighbours. Located down a quiet tree-lined street with stone walkway, expanded driveway & attached garage. Soaring ceilings welcome into open concept main level with spacious dining area & living room set by cozy gas fireplace. Bright & sunny kitchen features timeless white & black colour scheme, quartz countertops, deep double basin sink & lovely eat in area with walk out to multi-level deck & backyard boasting tons of green space. Second level hosts all three bedrooms, including generous primary & main bathroom. Fully finished basement with plenty of natural light & ample space for multi-use recreation room. Completely reinvented top to bottom, with gorgeous & cohesive contemporary style. Brand new updates include: kitchen, bathrooms, fresh neutral paint, luxury vinyl flooring on all 3 levels, carpet on stairs, crisp white cabinetry, baseboards & accents, smoothed ceilings, stone counters, modern black light fixtures & hardware, beautiful tile work, new deep soaker tub + toilets, all new kitchen appliances & washer/dryer, conversion to PEX waterlines + duct cleaning. Very lightly lived in through renovation – be the first true occupants!

Fallingbrook Community

Close to many great schools, parks & great plazas with shopping & dining on Innes & Tenth Line. Excellent transit access & easy commute downtown.



Inclusions

- Kitchen appliances (2022): refrigerator, stove, hood fan, dishwasher
- Washer & dryer (2022), light fixtures, bathroom mirrors, automatic garage door opener & remote, central built-in vacuum (2015), Ecobee thermostat, on demand hot water heater, wyze smart doorbell

Home Systems

approximate ages

- Roof, Asphalt Shingles (2015)
- Furnace, Forced Air - Natural Gas (2011)
- Central Air Conditioning (2013)

Approximate Utility Costs

- Natural Gas (Enbridge): \$135/month
- Electricity (Hydro Ottawa): \$61/month
- Water/wastewater: \$67/month
- Property taxes \$3,254/2022



Impressive Layout

- End unit townhome
- Extra wide and deep lot
- No rear neighbours
- Located down a quiet tree-lined street
- Covered front sitting area
- Stone walkway
- Expanded driveway
- Attached garage
- Gorgeous and cohesive contemporary style
- Soaring ceilings
- Completely reinvented top to bottom
- Very lightly lived in through renovation
- Move in ready

Modern Kitchen

- Sunken foyer with extra large closet
- Open concept main level
- Spacious dining area
- Living room set by cozy gas fireplace
- Bright & sunny kitchen
 - Timeless white & black colour scheme
 - Quartz countertops
 - Stainless steel appliances
 - Deep double basin sink with goose neck faucet
 - Eat in area with walk out access to backyard
- Backyard boasting tons of lush green space to make your own and multi-level deck
- Second level hosts all three bedrooms and full bathroom
 - Generous primary bedroom with walk in closet
- Fully finished basement
 - Plenty of natural light from large window
 - Ample space for multi-use recreation room



Stunning Renovation

- Home renovation December 2021 - May 2022
- NEW Kitchen
 - Crisp white cabinetry
 - Quartz countertops
 - Deep double basin sink with gooseneck faucet
 - Subway tile backsplash in brick pattern
 - Kitchen appliances
- NEW Bathrooms
 - Partial bathroom & main bathroom
 - Crisp white vanities with quartz countertops
 - Shower with niche
 - Deep soaker tub
 - Toilets
 - Low sonne vent fans
- Washer/dryer
- Fresh neutral paint throughout
- Luxury vinyl flooring on all 3 levels
- Carpeting on staircases
- Stair rails stained dark brown for a smooth cohesive look
- Baseboards and trim
- Smoothed ceilings
- Modern black light fixtures and hardware throughout home
- Updated closets & storage systems
- Conversion from poly B to PEX waterlines
- Electrical outlets
- Vent registers & access panels
- Duct cleaning
- Interior window cleaning
- Gutters cleaned



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

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