



For Sale

92 Marsh Sparrow Private

 **The Marshes Village**

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 **30.48' x 115.22'**

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Luxury executive townhome in highly sought-after private community, backing onto scenic pond & golf course. Bursting with curb appeal, beautiful garden, covered front porch, stone walkway, double car garage & low maintenance landscaping. Inside, sprawling open floorplan feels like single family home – Brazilian cherry floors throughout. Tall, vaulted ceilings with pot lighting, elegant curved walls, custom window treatments & high end finishes. Lounge & built-in wet bar offer the perfect welcome with easy flow to the heart of the home - living room anchored by gas fireplace encased in rustic stone, formal dining area & gourmet kitchen with cherry cabinets, sleek granite counters, endless storage & built-in reef tank. Gorgeous sunroom with full wall of windows provides access to fully fenced backyard oasis with magazine featured landscaping, sized for entertaining & enjoying stunning sunsets. Private primary retreat boasts open loft sitting area, spa-like ensuite bathroom with heated floors, soaker tub, oversized walk-in shower & twin vanities. Finished basement hosts two additional bedrooms, full bathroom, office/hobby nook & 120" home theater room with surround sound!

The Marshes Village

Resort like & highly sought-after neighbourhood with tree-laden streets. Minutes to all of Kanata North's best amenities, restaurants, shopping, golf & high-tech - easy access to Hwy 417.



Inclusions

- Kitchen appliances : built-in oven, cooktop, refrigerator, wine fridge, home theater mini fridge
- Washer & dryer, all window coverings, bathroom mirrors, built-in shelving affixed to walls, built-in wet bar, alarm system, auto garage door opener & remote, central built-in vacuum (not connected), external natural gas hookup, home theatre: screen, projector, 1 amp for subwoofers, built in speakers, aquarium & fish, fire pit

Exclusions

- Home theatre receiver
- Outdoor furniture
- Hot tub - negotiable

Approximate Utility Costs

- Natural Gas (Enbridge): \$187/month
- Electricity (Hydro Ottawa): \$200/month
- Water/wastewater: \$95/month
- Hot Water Heater Rental: \$32/month
- Property taxes \$5,052/2021



Deluxe Features

- Luxury executive townhome
- Backing onto scenic pond & golf course
- No rear neighbours
- Bursting with curb appeal
 - Beautiful garden
 - Covered front porch
 - Gorgeous stone walkway
 - Double car garage
 - Low maintenance landscaping
- Feels like single family home
- Brazilian cherry floors cover all three floors
- Tall, vaulted ceilings with pot lighting
- Elegant curved walls
- Custom window treatments
- High end finishes throughout
- Sprawling open floorplan
- Welcoming foyer
- Relaxing lounge with built-in wet bar
- Living room anchored by gas fireplace encased in rustic stone
- Formal dining area overlooking stunning backyard views

Impressive Layout

- Gourmet chef's kitchen
 - Solid cherry cabinets
 - Crown moulding
 - Sleek granite counters
 - Stainless steel appliances
 - Endless storage
 - Unique built-in reef tank
- Gorgeous sunroom with full wall of enlarged windows and access to backyard oasis
- Private primary retreat tucked away on its own level
 - Open loft sitting area
 - Grand double door entry
 - Walk in closet
 - Spa-like ensuite bathroom with heated floors, soaker tub, oversized walk-in glass pane shower & twin vanities
- Impeccable finished basement
 - Two additional bedrooms
 - Full bathroom with heated floor
 - Office/hobby nook
 - 120" home theater of dreams with surround sound
- Fully networked with Cat6



Backyard Oasis

- Fully fenced backyard backing onto picturesque pond & golf course
- Magazine featured landscaping
- Gorgeous stone patio in varying grey hues, classic oversized square & rectangular stones accented with modern hexagonal tiles
- Tall cedar walls flanking the upper portion on both sides provide extra privacy for lounging or enjoying hot tub
- Sleek & modern wrought iron fencing on the lower portion allows for unimpeded views of lush landscaping & pond
- Sized for entertaining & enjoying stunning sunsets
- Fire pit included
- Hot tub excluded

Private Association

- Marshes Village Homeowners Association
- Association fee approximately: \$164/month
- Fee includes:
 - Insurance
 - Management fee
 - Snow removal
 - Landscaping of common areas
 - Road maintenance



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

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