



*For Sale*

# 50 Whalings Circle



Stittsville /  
West Ridge



2 + 1



2



26.48' x 103.34'



3

Sophisticated hi-ranch end unit townhome - well maintained with stylish updates. Boasts major income potential with two separate living spaces. Upper-level features foyer with two storey ceilings, beautiful wood like laminate flooring, fresh paint & berber carpet on stairs. Airy open floor plan & plenty of bright light shining through large windows. Comfortable living room adjacent formal dining space. Lovely kitchen with tons of storage, subway tile backsplash & stainless steel appliances, plus a bright & sunny nook that could be used as an eat-in space or comfortable home office area. Two bedrooms including spacious primary with walk-in closet + full bathroom with shower/tub combo. Ground level studio features kitchenette, full bathroom, and bedroom/living area with separate side entrance and direct access to backyard. Great opportunity for multi generational home or added potential income. Backyard feels like a peaceful retreat – partially fenced & surrounded with greenery, generous side & back wood decks + storage shed. Great presence on treelined street with full front brick exterior, covered front entry & attached single garage.



# Stittsville / West Ridge

Friendly neighbourhood close to many parks, schools & scenic walking trails. Minutes to Stittsville Main St with shopping & restaurants + great transit & close to HWY 7 & 417.



## Inclusions

- Appliances
  - Upper level
    - refrigerator (2013), stove (2013), hood fan, dishwasher (2021)
  - Lower level
    - refrigerator (2019), washer (2017), dryer (2012)
- All light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, wall mounted HD TV, storage shed, digital keypad entry on front & side door

## Approximate Utility Costs

- Natural Gas: \$65/month
- Electricity (Hydro Ottawa): \$103/month
- Water/wastewater: \$60/month
- Hot Water Rental (Enbridge): \$33/month
- Property taxes: \$3,443/2022



# Notable Features

- End unit townhome, move in ready!
- Well maintained with stylish updates
- Income potential - two separate living spaces
- Great presence on treelined street
  - full front brick exterior
  - covered front entry
  - attached single car garage
  - expansive side deck with separate entrance
- Backyard feels like a peaceful retreat
  - Partially fenced yard with lush greenery
  - Sizeable wood deck & storage shed
- Upper-level features foyer with two storey ceilings & trendy chandler
- Beautiful wood like laminate flooring, fresh paint & berber carpeting on stairs
- Airy open floor plan & plenty of bright light shining through large windows
- Living room adjacent formal dining space
- Lovely kitchen with tons of storage, subway tile backsplash & stainless steel appliances
- Kitchen nook could be used as a sunny eat-in space or a comfortable home office workstation
- Tucked down quiet hallway are two bedrooms including spacious primary retreat with walk-in closet fit for dresser or vanity + full bathroom with shower-tub combo
- Ground level has access within the home, or separate side door entrance
- Fantastic kitchenette, studio living space with laminate flooring and full bathroom
- Great opportunity for multi generational home or added potential income
- Lower level has additional heating source for added comfort and as back up in case furnace fails - 2 electric wall heaters
- Full double egress via side door and rear patio door with direct access to backyard





## Home Systems

\*Approximate ages\*

- Systems
  - Home Built by Braebury, 1999
  - Roof, asphalt shingles, 2016
  - Central Air Conditioner, 2008
  - Front door, 2014
  - Hot water heater (rental), 2019

## Improvements & Upgrades

- Professionally installed carpet on stairs, 2021
- Professionally painted, 2021
- Insulated garage door with windows, 2018
- Ceramic tiles in kitchen, garage landing and both bathrooms, 2014
- Eavestrough run off diverted into 3" drain pipe to backyard





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

**Natalie McGuire**

Sales Representative

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