




For Sale

496 Coldwater Cres

 **Monahan Landing**

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Move in ready executive townhome! Versatile property is the perfect investment – great family home & ideal long-term income property down the line. Set upon a quiet street in desirable Monahan Landing, steps from scenic pond, raised covered entry welcomes into deceptively spacious home offering 3 levels of living. Grand foyer with 2 storey ceilings & glass chandelier leads up to main living quarters featuring tasteful design, tall 9ft ceilings, recessed lighting, seamless hardwood flooring throughout & large windows lettings in tons of natural light. Huge great room anchored by warm electric fireplace sits quietly at the back of home, with impressive open concept kitchen & dining at front, boasting granite counters, raised breakfast bar, plus ample storage in modern shaker style cabinetry & pantry. Beautiful primary retreat, sized for king bed, hosts walk-in-closet & spa-like ensuite bath. Two additional bedrooms & full bath on top level. Finished ground level fit with new vinyl flooring offers bonus second living area & walk out access to fully fenced backyard with great sized deck, gazebo & raised garden boxes.

Monahan Landing

Exceptional family-oriented community with amenities at your doorstep – picturesque walking trails, Meadowbreeze Park with endless sports facilities, great schools, nearby shopping, dining and entertainment! Easy access to transit and highway 417.



Inclusions

- Kitchen appliances: refrigerator (2014), stove (2015), dishwasher (2014), microwave/hoodfan
- Washer (2021) & dryer (2014), light fixtures, window blinds, curtains in living room, bathroom mirrors, automatic garage door opener & remote, central built-in vacuum, external natural gas hookup, gazebo, garden boxes

Exclusions

- All window curtains, Powder bathroom mirror, Wall mirror in living room

Approximate Utility Costs

- Natural Gas (Enbridge): \$53/month
- Electricity (Hydro Ottawa): \$71/month
- Water/wastewater: \$58/month
- Hot water heater rental (Reliance): \$57/month
- Property taxes \$3,450/2022



Impressive Layout

- Spacious townhome
- Three levels of living
- Raised covered entry
- Grand foyer with two storey ceilings and glass chandelier leads
- Tall 9ft ceilings in main living area
- Recessed lighting
- Seamless hardwood flooring throughout
- Large windows letting in tons of natural light
- Elegant powder bathroom
- Fully fenced backyard
 - Great sized deck
 - Gazebo
 - Raised garden boxes
- Move in ready!

Spacious Kitchen

- Huge great room anchored by warm electric fireplace
- Impressive open concept kitchen
 - Granite counters
 - Raised breakfast bar
 - Stainless steel appliances
 - Ample storage
 - Double basin undermount sink
 - Modern shaker style cabinetry
 - Pantry
- Dining area off kitchen with built in bar/shelf area along wall
- Top level hosts three bedrooms and one full bath
- Primary retreat sized for king bed
 - Walk-in-closet
 - Spa-like ensuite with separate soaker tub and walk in shower
- Finished lower level fit with new vinyl flooring
 - Offers bonus second living area
 - Laundry & storage
 - Walk out access to fully fenced backyard



Home Features & Systems

Approximate ages

- Home built in 2014 by Mattamy
 - Maple model
- Systems:
 - Roof, asphalt shingles
 - Furnace, forced air - natural gas
 - Baseboard, electric heat for added comfort on lower level
 - Central air conditioning
 - One electric fireplace
 - Single attached garage with interior access to home

Improvements & Updates

*Approximate ages

- Vinyl flooring in lower level - 2021
- Garden boxes - 2020
- Bar area in kitchen - 2018
- Deck - 2016
- Fence - 2015



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

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