





*For Sale*

# 611 Foxlight Circle

 **Monahan Landing**

 **2**

 **3**

 **21' x 44.26'**

 **2**

Bright & Clean – this home boasts incredible natural sunlight throughout & has been exceptionally cared for, demonstrating pride in ownership. Low maintenance living with minimal front yard work & large balcony for outdoor enjoyment. Property has been beautifully designed with modern builder upgrades, classic white shaker style kitchen cabinets paired with quartz countertops, light flooring, and barnboard feature wall in living room.

Main level hosts spacious foyer, interior access to garage & in unit laundry. Second level has a powder room off to the side, and then open concept living, dining & gourmet inspired kitchen – ideal for entertaining & meal prep. Third floor has primary bedroom with private ensuite + second bedroom and additional full bathroom. Quiet, serene home. \*Photos from 2021\*

# 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, stove, dishwasher, microwave/hoodfan
- Washer & dryer, light fixtures, window blinds, bathroom mirrors, automatic garage door opener & remote, electric fireplace

## Approximate Utility Costs

- Natural Gas (Enbridge): \$60/month
- Electricity (Hydro Ottawa): \$60/month
- Water/wastewater: \$40/month
- Hot water heater, rental (Reliance): \$50/month
- Property taxes \$3,452/2022



## *Impressive* Layout

- Bright & clean
- Neutral tones throughout for harmonious look and feel
- Large windows welcoming plenty of sunlight
- Beautiful light hardwood floors in main living area
- Cozy electric fireplace & stunning barnboard feature wall in living area
- Walk-out to large balcony off dining area
- Low maintenance living
- Open concept living
- Move in ready!



## *Contemporary* Design

- Gourmet inspired kitchen
  - Clean white shaker style kitchen cabinets
  - Crisp white quartz countertops
  - Island offering extra counter-space and overhang for additional seating
  - Under-mount sink with gooseneck faucet
  - Modern glass tile backsplash
  - Large pantry for additional storage
  - Stainless steel appliances - all included
- Work from home office nook on third level with custom floating desk
- Two bedrooms and two full bathrooms on third level
- Carpet flooring on upper level for added comfort
- Principal bedroom includes walk in closet and ensuite bathroom with upgraded glass walk-in shower



## Home Features & Systems

\*Approximate ages\*

- Home built in 2015 by Mattamy
  - Berryhurst model
- Systems:
  - Roof, asphalt shingles
  - Furnace, forced air - natural gas
  - Central air conditioning
  - One electric fireplace
  - Single attached garage with interior access to home

## Improvements & Upgrades

- Barnboard feature wall
- Interlock front patio
- Upgraded foam underpad for carpeting



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

**Natalie McGuire**

Sales Representative

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