



*For Sale*

## #5 - 1160 Shillington Ave

📍 Carlington

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Bright central townhome, steps from Fischer Ave + minutes from Island Park, Westboro & Hintonburg! Move right in - professionally cleaned including carpets, freshly painted throughout & cared for with pride. Crisp white walls add a modern vibe to this bright townhome featuring traditional layout & great flow. Entryway provides a cheerful greeting area adjacent generously sized kitchen, plenty of space for multiple cooks, adorned with white cabinetry, excellent storage & homework/organization station. Adjoining formal dining room offers a warm place for family meals while spacious living room quietly tucked at the back of home is the perfect spot to relax in front of cozy wood fireplace. Upstairs, 3 bedrooms await including primary with cheater ensuite. Basement features sizeable rec area as well as separate room perfect for home office, gym or hobby area. Private backyard made for summer BBQs & enjoying the fresh air! One parking space included. Nestled in a quiet and friendly private community with shared vegetable garden.

# Carlington

Steps from Fischer Ave + minutes from Island Park, Westboro & Hintonburg! Short 3 minute walk from Experimental farm & NCC pathways for walking & biking, near Civic Hospital, Carleton U, Dows Lake + trendy shops & restaurants. Great transit & HWY access with easy commute throughout the city.



## Inclusions

- Kitchen appliances: refrigerator, stove
- Washer & dryer, all light fixtures, bathroom mirrors

## Approximate Utility Costs

- Natural Gas (Enbridge): \$120/month
- Electricity (Hydro Ottawa): \$146/month
- Hot water heater, rental (Enercare): \$21/month
- Property taxes \$2,968/2022





## Traditional Layout

- Bright central townhome
- Professionally cleaned including carpets
- Freshly painted throughout
- Cared for with pride
- Crisp white walls add a modern vibe
- Great flow between spaces
- Fantastic private backyard
- Move in ready!

## Classic Design

- Entryway provides a cheerful greeting area
- Generously sized kitchen
  - Plenty of space for cooking
  - Adorned with white cabinetry
  - Excellent storage and homework/organization station
- Separate dining room
- Spacious living room quietly tucked at the back of home featuring cozy wood fireplace
- Laminate flooring in Living & Dining area
- Three spacious bedrooms with carpeting for added comfort
- Primary bedroom with cheater ensuite
- Good sized basement
  - Sizeable recreation area
  - Separate room perfect for home office, gym or hobby area



## Condo Fee & Inclusions

- Condo managed by Ludgate Management Services
  - 613-791-2258
  - CCP# 191
- Fee approximately \$472/month
- Fee includes:
  - Building insurance
  - Water/wastewater
  - Management fee
  - Snow removal
  - General Maintenance & repair
  - Landscape
  - Reserve fund
- Status Certificate on file and available upon request

### Parking & Storage

- 1 Parking space: #5

## Home Features & Systems

\*Approximate ages\*

- Home built in 1981
- Systems:
  - Furnace, forced air - natural gas, 2006
  - May have supplementary baseboard heating in basement
  - Hot water heater - 2009
  - Central air conditioning
  - One wood burning fireplace





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

**Natalie McGuire**

Sales Representative

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