



For Sale

341 Cooks Mill

 **Riverside South**

 **3**

 **3**

 **19.98' x 108.27'**

 **3**

Striking Richcraft townhome in desirable quiet pocket of Riverside South. Modern curb appeal with brick facade, clean lines, large windows, single car garage & no direct facing front or rear neighbours! Warm & welcoming foyer featuring soaring 11ft ceilings. Peaceful & well upgraded home with open concept layout, sophisticated neutrals, dark maple hardwood & tall 9ft ceilings. Kitchen adorned with wood tone cabinetry, island with breakfast bar, upgraded appliances including French door fridge, walk in pantry & eat in space. Tucked quietly at back of home, living area is anchored by a cozy angled gas fireplace. Up the beautiful curved staircase & behind grand double doors, awaits the primary bedroom hideaway with plenty of space for a sitting area, walk in closet, dressing area & spa-like ensuite bath with soaker tub, separate shower & elongated vanity. Two additional well sized bedrooms, full bathroom & convenient laundry complete the 2nd level. Stylishly finished basement boasts sizeable recreation room, storage & rough in for future bathroom. Backyard offers peace & privacy with no direct onlooking neighbours, fully fenced, meticulously landscaped & finished with a stone patio.

Riverside South

Excellent location close to shopping & dining – walking distance to parks & schools. Access to Rideau River for kayaking or paddle boarding, walking trails & transit.



Inclusions

- Kitchen appliances: refrigerator/freezer, stove, dishwasher, microwave/hoodfan
- Washer & dryer, all light fixtures, bathroom mirrors, built-in shelving affixed to walls, alarm system, automatic garage door opener & remote, external natural gas hookup, Aquasana 3-stage under sink water filter (2021), storage shelving unit in basement

Exclusions

- Workbench in garage, workbench in basement storage area, large mirror in bedroom, curtains & blinds, wine fridge, bar fridge, standing freezer, rain barrel, tire rack

Approximate Utility Costs

- Natural Gas (Enbridge): \$108/month
- Electricity (Hydro Ottawa): \$92/month
- Hot Water Heater, Rental (Enercare): \$44/month
- Water/wastewater: \$45/month
- Property taxes \$4,010/2021



Notable Features

- Cabot model by Richcraft
- Modern curb appeal
- Brick facade
- Clean lines
- Large windows
- Single car garage
- No direct facing front or rear neighbours
- Well upgraded home
- Open concept layout
- Sophisticated neutrals
- Stylishly finished basement
 - Sizeable recreation room
 - Storage space
 - Rough in for future bathroom
- Backyard offers peace and privacy
 - Fully fenced
 - Meticulously landscaped
 - Stone patio

Exceptional Layout

- Welcoming foyer featuring soaring 11ft ceilings
- Open and airy main level
- Dark maple hardwood floors
- Tall 9ft ceilings
- Centrally situated Kitchen
 - Overlooks whole of main level
 - Wood tone cabinetry
 - Island with breakfast bar
 - Upgraded appliances
 - French door fridge
 - Walk in pantry
 - Eat in space
- Living area tucked quietly at back of home anchored by cozy angled gas fireplace
- Curved staircase
- Primary bedroom hideaway behind grand double doors sized for king bed
 - Plenty of space for sitting area
 - Walk in closet
 - Dressing area
 - Spa-like ensuite with soaker tub, separate shower and elongated vanity
- Two additional well sized bedrooms
- Laundry conveniently located on second level



Home Features & Systems

approximate ages

- Built in 2012
- Roof, Asphalt Shingles (2012)
- Furnace, Forced Air - Natural Gas (2012)
- Central Air Conditioning (2012)
- Windows & Doors (2012)
- Municipal City Water
- Fireplace - Natural Gas
- Fully finished basement

Beautiful Landscaping

approximate ages

- Backyard:
 - Fenced (2019)
 - Interlock patio (2020)
 - Perennial flower beds (2020)
 - Tiered garden box (2020)
- Front yard:
 - Interlock patio (2020)
 - Perennial flower bed (2020)
 - Lawn, newly sodded (2021)



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

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