



For Sale

363 Alasken Drive



Findlay Creek



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20.01 ' x 104.86 '



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Beautiful, move in ready & meticulously well-kept townhome. Eton model built by Tamarack boasting style & function in highly desirable Findlay Creek! Featuring a modern open concept floorplan with contemporary design. Neutral colour palette, hardwood flooring through main living spaces, 9'+ smooth ceilings, recessed lighting & tastefully chosen finishes. Inviting kitchen features beautiful grey washed cabinetry & gleaming granite countertops paired with white subway tile backsplash, large pantry, stainless steel appliances & long centre island offering overhang seating for quick meals. Dining & living areas anchored by cozy gas fireplace, set against large windows/glass patio door providing lovely view of private, fully fenced backyard.

Convenience is key on the second floor with large laundry room, relaxing primary retreat featuring walk-in closet & spa-like ensuite bath hosting separate walk-in shower & soaker tub + two additional well-proportioned bedrooms & a full bathroom. Builder finished basement provides spacious secondary living area fit for lounge + hobby space or work from home area & plenty of storage!

Findlay Creek

Friendly & family-oriented neighbourhood peppered with parks, just 3 minutes drive or 5 minute walk to Findlay Creek Centre for all shopping & dining needs! Close to schools & future LRT + easy commute to downtown Ottawa.



Inclusions

- Kitchen appliances (2016): dishwasher, stove, freezer, hoodfan, refrigerator
- Washer & dryer (2016), all light fixtures, window coverings (as-is), bathroom mirrors, auto garage door opener & remote, external natural gas hookup, bathroom mirrors, auto garage door opener & remote, external natural gas hookup

Approximate Utility Costs

- Natural Gas (Enbridge): \$79/month
- Electricity (Hydro Ottawa): \$138/month
- Hot Water Heater, Rental (Enercare): \$47/month
- Water/wastewater: \$112/month
- Property taxes \$4,297/2023



Modern Townhome

- Meticulously clean
- Well-kept townhome
- Gorgeous interlock walkway & driveway extension provides additional parking space
- Landscaped with river stone & foliage create extra low maintenance front yard
- Covered front entry with sitting area
- Interior boasts both style & function
- Modern open-concept floorplan
- Soothing neutral colour palette
- Hardwood flooring through main living spaces
- 9' + smooth ceilings with combination of recessed & flushmount lighting
- Lovely statement light fixtures & minimalist window coverings
- Large windows/glass patio door providing lovely view over private, fully fenced backyard
- Move in ready!

Contemporary Style

- Inviting kitchen
 - Beautiful grey washed cabinetry
 - Gleaming granite countertops
 - White subway tile backsplash
 - Large pantry
 - Stainless steel appliances
 - Long centre island offering overhang seating for quick meals
- Dining & living areas anchored by cozy gas fireplace
- Second floor with large laundry room, 3 well-proportioned bedrooms & full bathroom
- Relaxing primary retreat
 - Spacious & sunny bedroom
 - Well organized walk-in closet
 - Spa-like ensuite bath hosting separate glass walk-in shower & soaker tub
- Builder finished basement
 - Bright & comfortable secondary living area
 - Versatile L shaped layout offers both lounge/recreation area & nook for hobby space or work from home area
 - Carpet flooring for added comfort
 - Plenty of additional storage



Home Systems

- Two-Storey Townhome
- Proudly built by Tamarack in 2016
- Popular Eton Model
- Brick & siding exterior
- Roofed with asphalt shingles
- Natural gas forced air furnace
- Central air conditioning
- Natural gas fireplace
- Municipal city water & sewer connected
- Single attached garage with interior access & automatic garage door opener
- Tasteful mix of hardwood, tile & carpet flooring

Backyard Oasis

- A true blank canvas to design to meet your own unique vision!
- Durable & easy to clean vinyl fencing
- Walk out BBQing deck off dining/kitchen area
- Limited rear-facing neighbour windows for additional privacy
- Plenty of lush grassy area for kids & pets to play
- Well-sloped for maximum functionality



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

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