





*For Sale*

# 303 Quest Private

 Findlay Creek

 3

 3

 20.01 ' x 91.7 '

 2

Like new – only better! Built in 2021, popular Pandora model by EQ Homes. This home is beautifully designed, featuring gorgeous style, layered with tastefully chosen finishes. Sunny & bright with walls clad in neutral paint, tall smooth ceilings & hardwood floors throughout open-concept main level. Modern & functional layout starts with gourmet kitchen adorned by classic white shaker style cabinetry, dark contrasting counter tops, upgraded black stainless steel appliances, plenty of storage space & peninsula island finished with shiplap accent & overhang seating. Spacious dining & living areas set against picturesque windows overlooking backyard + patio door access to walk-out BBQing deck. Quietly positioned on second level is primary bedroom oasis complete with statement panel wall, hotel-like ensuite with glass super shower, & stylish tile flooring + large walk-in closet, alongside two additional well-proportioned bedrooms & 2nd full bath. Spacious builder-finished basement provides an extra light-filled & comfortable living space. This home is truly move in ready!



# Findlay Creek

Family-oriented community filled with parks, schools, shopping & dining mere minutes away. Future LRT & nearby airport can make travel a breeze + quick commute downtown!



## Inclusions

- Kitchen appliances: stove, refrigerator, dishwasher, microwave/hoodfan
- Washer & dryer, all light fixtures, bathroom mirrors, auto garage door opener & remotes x 2

## Approximate Utility Costs

- Natural Gas (Enbridge): \$60/month
- Electricity (Hydro Ottawa): \$86/month
- Hot Water Heater, Rental (Enercare): \$50/month
- Water/wastewater: \$50/month
- Property taxes \$3,626/2023

## Exclusions

- Chest freezer, unaffixed light fixtures/lamps, nest doorbell, some blinds, all window curtains & rods, powder room shelves, living room shelves, electric fireplace



## *Impeccable* Townhome

- Newly built, turn-key townhome
- Proudly build by EQ Homes in 2021
  - Built with energy efficient standards & Tarion Warranty
  - Highly sought after Pandora Model
- Sunken foyer welcomes you to sunny & bright main level
- Timeless & functional floorplan
- Open concept main living, dining & kitchen
- Tall smooth ceilings create feeling of vertical spaciousness
- Picturesque windows overlooking backyard
- Patio door access to walk-out BBQing deck
- Medium/grey toned hardwood floors installed for seamless look & feel throughout main areas
- Spacious builder finished basement for additional comfortable living space.
- Fully fenced backyard
- Yard offers blank canvas of lush grassy area to design your own unique outdoor retreat



## *Contemporary* Style

- Beautiful designer style - each room filled with tasteful choices
- Neutral colour palette acts as the perfect backdrop to any style
- Trendy statement light fixtures
- Gourmet Kitchen
  - Classic, modern shaker style cabinetry in clean white
  - Minimalist black hardware
  - Dark contrasting counter tops
  - Upgraded dark stainless steel appliances
  - Peninsula island finished wrapped in shiplap board accent
  - Counter seating for casual meals
  - Abundance of storage & cooking space
- Primary Bedroom Oasis
  - Stunning panel moulding feature wall
  - Hotel-like ensuite complete with glass super shower & decorative patterned tile flooring
  - Large organized walk-in closet





## Private Street Association

- Board Contact:
  - Shawn Leduc
  - 613-698-9474
- Management Company: Regional Group
  - Sean Murray
  - 613-230-2100 Ext. 7409
- Fee approximately \$115/month
- Fee includes:
  - Snow removal
  - Private road maintenance
  - Common element insurance
- Status Certificate on file & available upon request

## Home Features & Systems

- Built in 2021
  - Roof, Asphalt Shingles
  - Furnace with Humidifier, Forced Air - Natural Gas
  - Central Air Conditioning
  - HRV Unit
  - Nest Thermostat
  - Municipal City Water
  - Single Attached Garage with Interior Access

## Tarion Warranty





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

**Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

Royal LePage • Manotick  
613 • 692 • 3567  
1096 Bridge Street  
Manotick, ON, K4M 1J2



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

