

For Sale

# 303 Quest Private

Findlay Creek
3
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!



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

#### **Exclusions**

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

#### **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



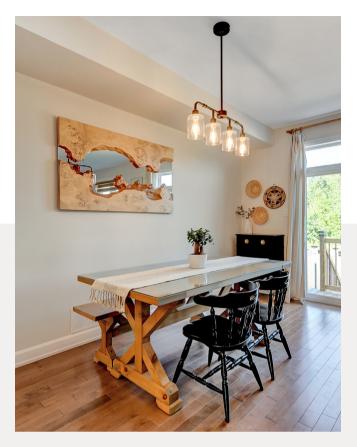


### Impeccable Townhome

- 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 Theromostat
  - Municipal City Water
  - Single Attached Garage with Interior Access

Jarion Warranty

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

#### Natalie McGuire

Sales Representative

nataliemcguire.ca natalie@nataliemcguire.ca 613 • 859 • 8474

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



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LIE MCCU