



*For Rent*

# 14 Walton Court



**Mooney's Bay**



**4**



**3**



**2**

Amazing central location with space for the whole family! Meticulously cared for & maintained, this carpet free semi-detached home is nestled peacefully on a quiet court, walking distance to Mooney's Bay Beach & parks along the Rideau River. Foyer provides grand welcome with soaring ceilings. Stunning 2-sided gas fireplace anchors the open concept layout featuring spacious living room & dining room with sliding glass doors to fully fenced backyard with stone patio + ultimate privacy from mature trees. Kitchen boasts ample storage & counter space, finished with shaker style wood tone cabinets, floor to ceiling pantry cupboard + bonus eat in space! Primary bedroom provides a nice retreat with large double door closet & ensuite featuring shower/tub combo. Fully finished basement recreation room acts as a additional living area. Laundry & parking included. Neighbourhood hosts many great schools & parks, nearby shopping/dining, community centres, + well connected with transit & quick commute throughout city.





### **Tenant is Responsible for Maintenance of:**

- Keeping interior of home clean & in tidy state
- Removing garbage & recycling from home
- Exterior lawn care
- Snow removal
- Changing furnace filters seasonally
- Changing light bulbs
- Properly turning on and turning off central air conditioning unit (refer to instructions)
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof

### **Utility Costs - paid by tenant**

- Electricity fee
- Natural gas fee
- Water/Sewer fee
- Hot water Tank rental fee
- Internet/cable fee

Monthly rent to be paid to Landlord the 1st of each month prior to 5 p.m.

### **Inclusions**

- Kitchen appliances: refrigerator, stove, dishwasher, hoodfan
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, external natural gas hookup, storage shed, lawnmower and gardening tools can remain in shed for tenant if desired

### **Updates/Improvements**

- Siding - 2023
- Full and Partial bathroom renovation - 2023
- Fresh paint - 2023
- Air Conditioner - 2021
- Basement Renovation - 2021
- Garage Door and Automatic Opener - 2021
- Fence and Landscaping - 2016
- Windows - 2015
- Shed - 2012
- Kitchen Cabinets & Flooring - 2010
- Flooring on Main Level & Upstairs - 2008
- Closet Doors & Trim throughout - 2008





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

**Natalie McGuire**

Sales Representative

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