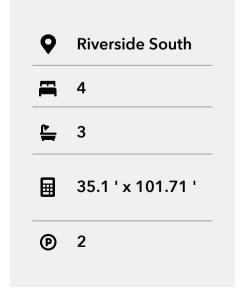
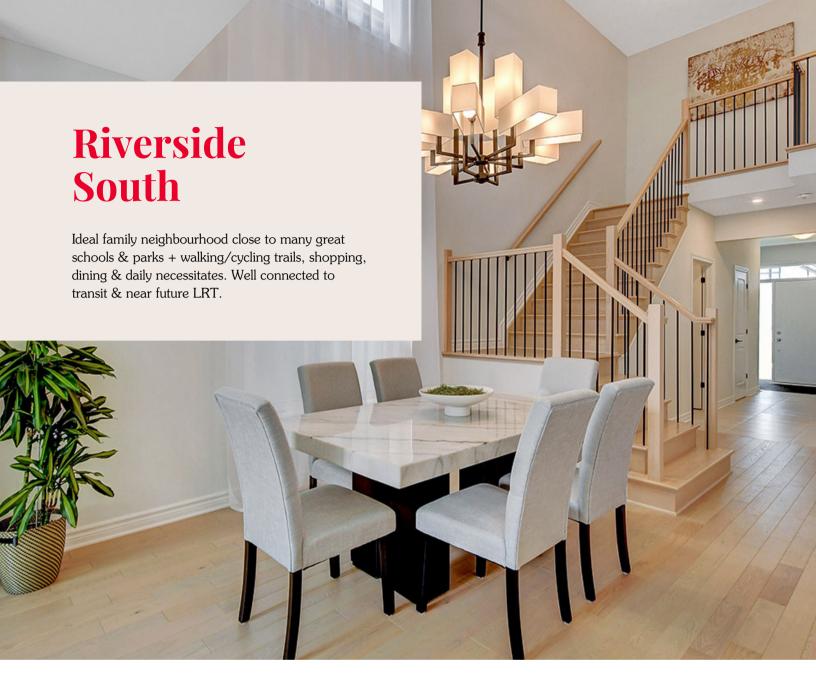


## For Sale

## 955 Atrium Ridge



Breathtakingly elegant single-family home - Richcraft's Baldwin model built in 2021 feels just like new, loaded with impressive upgrades & style! A feeling of modern grandeur as you enter - bright natural light floods through two-storeys of windows, light oak hardwood flooring, open concept main floor with lofty 9ft ceilings, showcasing statement fixtures & finishings. Stunning upgraded Chef's kitchen includes extended height shaker style cabinetry & large centre island with overhang seating + stunning quartz counter tops & brushed gold hardware. Cozy gas fireplace anchoring living room moved to side wall allowing for additional picturesque windows overlooking backyard. Upgraded wide hardwood staircase lined with oak railings & contrasting dark spindles leads to an impressive primary bedroom retreat with relaxing ensuite bath + walk -in closet. Connected through the loft space are 3 additional oversized bedrooms, 2nd full bathrooms & convenient 2nd level laundry. Sun-filled finished basement boasting generously sized recreation area, separated office or potential 5th bedroom + rough in for full bathroom. Backyard fully fenced in low maintenance PVC. Move in ready!



#### **Inclusions**

- Kitchen appliances: refrigerator, stove, hood fan, dishwasher
- All light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, external natural gas hookup

#### <u>Negotiable</u>

· Washer & dryer

#### **Approximate Utility Costs**

- Natural Gas \$75/month
- Electricity (Hydro Ottawa): \$80/month
- Water/wastewater: \$95/month
- Hot Water Rental (Enercare): \$50/month
- Property taxes: \$6,373/2023





## Elegart Family Home

- · Richcraft's Baldwin model built in 2021
- · Feels just like new
- Loaded with impressive features, upgrades & style
- A feeling of modern grandeur is evident as you enter
- Bright natural light floods through two storeys of windows
- Lofty 9ft ceilings & crisp white walls
- Contemporary statement fixtures & finishings
- Welcoming foyer & sunken mudroom provide ample space to settle in & get organized
- Elegant powder bathroom
- Light oak hardwood flooring in main living areas, upper landing & hallway
- Wide oak hardwood staircase lined with oak railings & contrasting dark spindles
- Den separated by gorgeous French doors making the perfect work from home space
- · Dining room with statement light fixture
- Cozy gas fireplace anchoring living room has been moved to side wall allowing for additional picturesque windows & patio doors overlooking backyard

### *Modern* Grandeur

- Stunning upgraded Chef's kitchen
  - Extended height white shaker style cabinetry
  - Large centre island with overhang seating has been drawn-out along entire left wall
  - Stunning quartz countertops
  - High-end stainless steel appliances
  - Brushed gold hardware
- Impressive primary bedroom retreat boasts spacious bedroom with relaxing ensuite bathroom hosting a soaker tub, separate walk-in shower & double vanity + walk -in closet
- 3 additional oversized bedrooms with upgraded carpet flooring for added comfort
- Convenient 2nd level laundry and sizeable loft space
- Expansive finished basement
  - So sun-filled it feels like a walkout
  - Generously sized recreation area
  - Separated office or potential 5th bedroom
    - partially finished
  - Rough in for full bathroom
- Backyard fully fenced in low maintenance PVC







# Home Features, Systems, & Upgrades

- · Built by Richcraft in 2021
- Brick & Stone Siding Exterior
- Roof, Asphalt Shingles
- Furnace, Forced Air Natural Gas
- Central air conditioning
- Eavestroughs installed
- · Electrical additional outlets
- Exterior 4" slim pot lights, black LED
- Smart wiring
- Main floor den/office/flex space
- Oak engineered hardwood flooring, 4 1/8 " wire brushed
- Modern railings in oak
- · Wide staircase in oak hardwood
- · Carpet in bedrooms for added comfort
- Fireplace relocation with floating oak mantel
  - located on right side wall to create space at the back of home for patio doors & extended windows overlooking yard

- Chef's kitchen layout +
  - Custom extended height cabinetry
  - Stacked wall tiles
  - Open shelves on either side of stove
  - Delta trinsic faucet in champagne bronze
  - Quartz countertops Silestone eternal calacatta gold - 3cm
- Quartz countertops in bathrooms Radianz everest white - 3cm
- Floor tiles
  - Kitchen & foyer/mudroom Ceratec: 12x24 graniser la spezia - biancohite
  - Primary ensuite bathroom Ceratec: 12x24 graniser la spezia - nero
  - Main bathroom Euro: 8x8 kerion nemocim branche mer decor
- Wall tiles
  - Primary ensuite shower Ceratec: 4x12 subway feng shui white glossy
  - Soaker surround & kitchen backsplash stacked pattern
  - Main shower Euro: 8x12 prissmacer blanco brillo



Are you ready to make this house a home?

#### **Natalie McGuire**

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