




For Sale

955 Atrium Ridge

 **Riverside South**

 **4**

 **3**

 **35.1' x 101.71'**

 **2**

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!

Riverside South

Ideal family neighbourhood close to many great schools & parks + walking/cycling trails, shopping, dining & daily necessities. Well connected to transit & near future LRT.



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

Negotiable

- 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



Elegant 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*?**

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