



*For Sale*

# 301 Chaperal Private



**Avalon West**



**2**



**3**



**24.11' x 38.66'**



**2**

Gorgeous corner end unit – a modern build featuring 3 great levels of living! Tastefully upgraded home is flooded with natural light through huge windows, sleek clean lines, lofty 9ft ceilings with recessed lighting + upgraded flooring including oak hardwood & lush carpet. Ground floor provides an open foyer space to settle in, a lovely den - perfectly placed for a quiet home office or hobby space + powder room & access to basement storage. Heart of the home located on the second level features an open concept layout, long expansive living room spanning width of one end of the home with adjacent dining space + balcony to take in some sun & crisp fresh air. Beautiful kitchen features custom extended height cabinetry, upgraded pan drawers, clean white countertops, centre island with casual overhang seating & large step-in pantry. Upper level offers two well sized bedrooms, including primary suite with private ensuite bathroom & walk through closet + 2nd full bathroom & convenient laundry.



# Avalon West

Steps from the Aline-Chrétien Health Hub, less than 4 minutes to Innes Road shopping & dining + plenty of nearby parks, schools & walking trails. Easy commuting with transit connection right out front.



## Inclusions

- Kitchen appliances: stove, refrigerator, dishwasher (2022), microwave/hoodfan,
- Washer & dryer, all light fixtures, all custom window coverings, bathroom mirrors, auto garage door opener & remote, central built-in vacuum, basement shelving

## Exclusions

- Basement freezer

## Approximate Utility Costs

- Natural Gas (Enbridge): \$90/month
- Electricity (Hydro Ottawa): \$120/month
- Hot Water Heater, Rental (Reliance): \$55/month
- Water/wastewater: \$90/month
- Property taxes \$3,660/2023



## *Impeccable* Townhome

- Gorgeous corner end unit
- Modern build by Tamarack featuring functional Cardiff model layout
- 3 great levels of living space
- Perfectly landscaped exterior offers extra low maintenance
- Covered front steps
- Single car garage
- Driveway offering parking for 2
- Tastefully upgraded home is flooded with natural light through huge windows lining multiple walls
- Sleek clean lines
- Lofty 9ft ceilings with recessed lighting
- Upgraded flooring including oak hardwood & lush carpet

## *Modern* Style

- Ground floor provides a great open foyer space to settle & welcome guests
- Lovely den - perfectly placed for a quiet home office or hobby space
- Powder bathroom
- Access to basement storage on ground floor
- Heart of the home located on the second level
- Open concept layout well fit for hosting get togethers
- Long expansive living room with adjacent dining space
- Balcony to take in some sun & crisp fresh air
- Beautiful kitchen
  - Custom extended height cabinetry
  - Upgraded pan drawers
  - Clean white countertops
  - Tile backsplash
  - Stainless steel appliances including upgraded fridge
  - Centre island with overhang seating
  - Large step-in pantry
- Upper level offers two generously sized bedrooms, including primary suite with private ensuite bathroom & walk through closet + 2nd full bathroom & convenient laundry room





## Home Features & Upgrades

- Built by Tamarak, Cardiff model - 2015
- Energy Star qualified home
- Single attached garage with interior access
- View of greenspace
- Upgraded appliances
  - Refrigerator
  - Washer & Dryer
- Hardwood flooring in den and second level
- Kitchen pot drawers
- One level island
- Cabinet concealed to height of fridge
- Decorus Walnut cabinetry
- Increased cabinet depth in laundry room
- Carpets with memory underpad in high traffic areas
- Two pan smooth doors throughout
- Modern style oak railing
- Direct gas line on porch

## Private Street Association

- Management Company: iCondo Property Management
  - 613.688.1409
- Fee approximately \$94/month
- Fee includes:
  - Snow removal
  - Garbage removal
  - Common area maintenance
  - Management fee



**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



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