



For Sale

508 Coldwater Crescent

📍 **Monahan Landing**

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📏 **18.37' x 82.02'**

© **3**

Immaculate starter home with major investment property potential - turnkey & meticulously maintained, move right in with no work required! Three versatile & light filled levels of living offering plenty of space for the young families & professionals working from home. Modern & timelessly styled with mix of neutral hues & popping accent walls, light hardwood flooring through main living spaces, smooth ceilings + big bright windows. Convenient mid-level entry & foyer provide a segregated space to settle in before venturing a half level up to main floor featuring powder room, long spacious living room & well laid out kitchen boasting storage, stainless steel appliances, granite counter tops with undermount sink, gooseneck faucet, peninsula island breakfast bar + full dining space. On the second level, 3 well-proportioned bedrooms + full 4-piece bathroom await, including primary bedroom with walk-in closet. Finishing off the interior on ground level is a bonus secondary living space with walk out access to fully fenced yard hosting large deck & lush grassy area - perfect for hosting & enjoying warm summer days.

Monahan Landing

Located in a true gem neighbourhood with happy friendly vibe, steps from scenic pond, walking trails, quality schools & Meadowbreeze Park with facilities for tennis, hockey/skating, soccer & more. Close to shopping, dining & entertainment options Kanata has to offer. Great transit connection & easy access to highway 417.



Inclusions

- Kitchen appliances (2014): refrigerator, stove, microwave/hood fan, dishwasher
- Washer as-is (2014), dryer (2014), window coverings, bathroom mirrors, auto garage door opener & remote (as-is), TV mounts

Exclusions

- TVs, BBQ

Approximate Utility Costs

- Natural Gas (Enbridge): \$55/month
- Electricity (Hydro Ottawa): \$78/month
- Hot Water Heater, Rental (Reliance): \$62/month
- Water/wastewater: \$40/month
- Property taxes \$3,310/2023



Impressive Layout

- Immaculate starter home with major investment property potential
- Turnkey & meticulously maintained
- Three versatile & light filled levels of living offering plenty of space for the young families & professionals working from home
- Modern & timelessly styled
- Mix of neutral hues & popping accent walls
- Light hardwood flooring through main living spaces
- Smooth ceilings
- Big bright windows
- Convenient mid-level entry & foyer provide a segregated space to settle in
- Yard with large deck & lush grassy area - perfect for hosting & enjoying warm summer large



Spacious Kitchen

- Main floor is located a half level up from foyer featuring powder room
- Long spacious living room
- Well laid out kitchen boasting abundance of storage
 - Stainless steel appliances
 - Gleaming granite counter tops
 - Undermount sink
 - Gooseneck faucet
 - Peninsula island breakfast bar providing casual seating
- Full dining space off kitchen
- On the second level, 3 well-proportioned bedrooms + full 4-piece bathroom including primary bedroom with walk-in closet
- Finishing off the interior on ground level is a bonus secondary living space with walk out access to fully fenced backyard



Home Features & Systems

approximate ages

- Built by Mattamy in 2014
- Furnace, forced air - natural gas
- Central air conditioning
- Roof, asphalt shingles
- Municipal city water
- Brick exterior
- Slab foundation
- Single car garage with interior access to home

Notable Details

- Move in ready
- Soothing hues
- Popping accent walls
- Rich hardwood flooring + carpeted flooring for added comfort
- Oversized windows
- Easy flow between open, light-filled rooms
- Fully fenced backyard complete with deck
- Ample green space



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

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