



*For Sale*

# 676 Fisher Street



eQuinelle



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35.89' x 115.59'



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Brand new and immaculate home on a highly sought-after premium LOT with no rear neighbours. Property is loaded with upgrades & high-end features, tastefully chosen interiors in soothing neutral tones. Outstanding curb appeal features a welcoming covered front porch, bright foyer entrance with front home office, closet and partial bath. Open concept main living space with tall modern windows, high smooth ceilings, linear gas fireplace, neutral hardwood flooring + formal dining setting. Gourmet kitchen with modern flat front cabinets, large centre island with overhang seating, dark granite countertops, bright eat-in area with access to backyard. Upper level hosts an additional sun-filled living space. Primary bedroom with huge walk-in closet and a private ensuite bathroom featuring a stand-up glass shower, double sink vanity, soaker tub & water closet. Three additional well-proportioned bedrooms, second full bathroom & convenient laundry room. Builder finished basement with generous recreation room, full bathroom and potential for future guest suite. Outside, expansive backyard surrounded by nature offers a peaceful place for entertaining & play.

# eQuinelle

Take advantage of this fantastic location – the community of eQuinelle offers a recreational lifestyle with golf course, club house, walking/biking trails, sports on the Rideau River, parks and schools - while remaining minutes from shopping/dining + all the amenities & services in Kemptville.



## Inclusions

- Kitchen appliances: french door refrigerator, gas stove, hood fan, dishwasher
- Washer & dryer, EV charger, all light fixtures, all bathroom mirrors

## Approximate Utility Costs

- Natural Gas \$78/month
- Electricity (Hydro Ottawa): \$40/month
- Water/wastewater: \$unknown/month
- Tankless Hot Water Heater, Rental
- Property taxes: \$to be assessed/2023





## Striking Design

- Brand new and never lived in
- Newly built in 2023 by EQ Homes
  - Billings model
- Rarely offered, premium highly sought after LOT
- Backs onto picturesque view with no rear neighbours
- Fantastic community of eQuinelle offering recreational lifestyle
- Property is loaded with upgrades & high-end features
- Outstanding curb appeal features
- Welcoming covered front porch
- Double car garage with interior access
- Bright foyer entrance
- Front of the home offering perfect space for home office
- Entrance closet & partial bathroom
- Tastefully chosen interiors in soothing neutral tones
- Neutral hardwood flooring throughout
- Large windows welcoming in plenty natural sunlight



## Impressive Layout

- Formal dining setting
- Open concept living area with tall modern windows & linear natural gas fireplace
- Gourmet kitchen
  - Light modern flat front cabinets
  - Centre island with seating
  - Double basin undermount sink with gooseneck faucet
  - Stainless steel appliances
  - Dark granite countertops
  - Tiled flooring & backsplash
  - Eat-in nook overlooking backyard
  - Tons of counter & storage space
- Second floor family room boasting tall ceilings & tons of sunlight
- 4 great sized bedrooms
- Primary bedroom retreat quietly located at back of home
  - Large walk in closet
  - Spa like ensuite bathroom with double sink vanity, glass shower, separate bathtub & water closet
- Fully finished basement
  - Full bathroom
  - Recreation room
  - Potential for future guest suite



## Home Features, Systems, & Upgrades

- Built by EQ Homes in 2023
  - Billings model
- Roof, asphalt shingles
- Brick & siding exterior
- Furnace, forced air - natural gas
  - sump pump installed
- Municipal city water
- Double attached garage with interior access
- Natural gas fireplace
- Main floor den
- Premium LOT
- Builder finished basement with full bathroom
- Upgraded kitchen cabinets, fridge waterline, 36" hoodfan, tiling
- Hardwood flooring in main living space, second floor hallway, staircase & primary closet
- Upgraded toilets
- Upgraded shower niche in primary ensuite bathroom
- Upgraded bathtub handhed
- Upgraded carpet underpad throughout
- Upgraded pot lights in main living space & basement
- EV charger in garage
- Swing closet doors





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

**Natalie McGuire**

Sales Representative

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