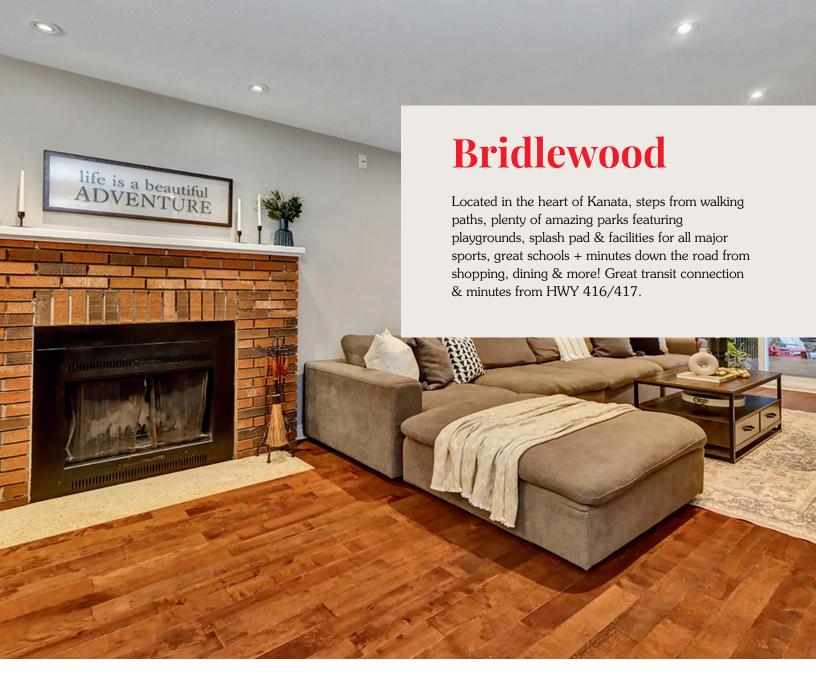


For Sale

45 Stable Way

3 2 2	3	0	Bridlewood
	<u>~</u> 2		
	29.98 ' x 102 '		
P 3	_		

Lovely detached home in popular Bridlewood. Beautifully appointed, red full front brick exterior, covered front entry, expanded driveway & attached garage. Spacious foyer provides plenty of organizational room, space to settle in & convenient partial bath. Neutral hues, pot lights & rich hardwood flooring create consistency through seamless layout. Elongated open concept living & dining space anchored by cozy wood burning fireplace and set against charming bay window promotes quality time & family togetherness while providing direct access to fully fenced backyard surrounded by mature trees, generous wood deck, lots of lush grassy space & access to walking path just beyond back fence. Spacious well-structured kitchen placed at the back of home boasting ample counter & storage space in elegant cabinetry with sleek hardware, dark counters, linear backsplash, stainless steel appliances + gleaming ceramic tiles. 3 bedrooms + 1 full bathroom are located on the second level, all well-proportioned, including primary suite with walk-in closet. Finished basement with recreation room creates additional living area with carpeted flooring for added comfort.



Inclusions

- Kitchen appliances: refrigerator (2021), stove (2015), microwave/hood fan (2015), dishwasher (2015)
- Washer (2022), dryer (2015), all light fixtures, bathroom mirrors, 3 TV wall mounts, outdoor hook-up for hot tub

Exclusions

TV's

Approximate Utility Costs

- Natural Gas: \$80/month
- Electricity (Hydro Ottawa): \$90/month
- Water/wastewater: \$50/Month
- Hot Water Heater, Reliance: Rental \$23/month
- Property taxes: \$3460/2022



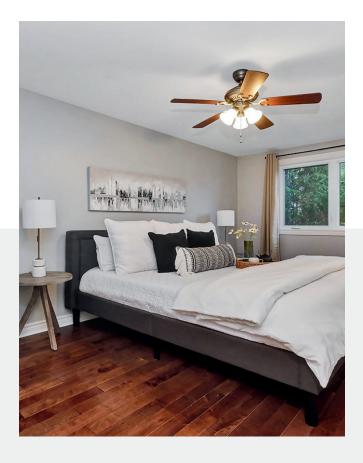


Single-Family Home

- Lovely detached home
- Beautifully appointed on mature tree lined street
- Home backs onto green space and has a walking path just beyond the back fence
- Red full front brick exterior pops against crisp white moulding
- Expanded driveway & attached garage offer ample parking for guests
- Covered front entrance
- Spacious foyer provides plenty of organizational room and space to settle in
- Convenient main floor partial bathroom
- Neutral hues & hardwood flooring create consistency through seamless layout
- Tastefully updated
- Perfect blend of comfortable family living offering both space & convenience
- Large windows flood main level with bright sunny light

Elegart Style

- Elongated open concept living & dining space
 - anchored by cozy wood burning fireplace
 - set against charming bay window
 - promotes quality time & family togetherness
- · Direct access to fully fenced backyard
 - surrounded by mature trees
 - generous wood deck
 - lots of lush grassy space
 - access to walking path just beyond the back fence
- Spacious well-structured kitchen placed at the back of home
 - ample counter & storage space
 - elegant cabinetry with sleek chrome hardware
 - dark countertops & linear backsplash
 - stainless steel appliances
 - double basin sink with gooseneck faucet
 - gleaming ceramic tiles
- Three bedrooms + one full bathroom are located on the second level
 - all well-proportioned, including primary suite with walk-in closet
- Finished basement with recreation room creates additional living area
 - carpeted flooring for added comfort







Home Features, Systems, & Upgrades

Approximate ages

- · Home Built in 1986
- Roof, asphalt shingles, 2023
- Air Conditioner, 2021
- Furnace, forced air natural gas
- Municipal city water
- · Eavestroughs installed
- Wood burning fireplace
 - cleaned & inspected December 2021
- · Hot water heater, rental
- Single attached garage with interior access
- · Freshly painted



Are you ready to make this house a home?

Natalie McGuire

Sales Representative

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.