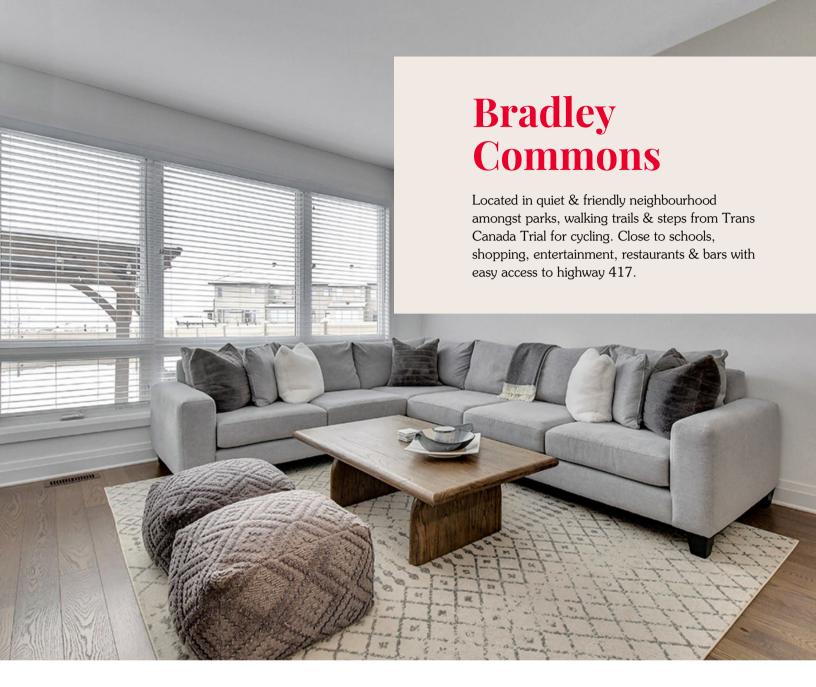


#### For Sale

# 203 Lift Lane

•	Bradley Commons
A	3
<u>-</u>	3
	20 ' x 148.69 '
<b>®</b>	2

This exceptional 2019 Hudson model townhome by Richcraft exudes modern sophistication. Meticulously cared for & lightly lived in. Attractive curb appeal with full front brick exterior, single-car garage, and expansive windows. Covered entry leads into spacious foyer & open-concept main level flooded with natural light, showcasing neutral walls, rich hardwood floors, and elegant tilework. Living room with cozy natural gas fireplace and shiplap feature wall, expansive windows overlooking backyard and connected dining area. Classic white kitchen with shaker-style cabinetry and sleek black handles, quartz countertops, stainless steel appliances, walk-in pantry & long peninsula with overhang seating. Second level hosts 3 generous bedrooms with carpeted flooring for added comfort, 2 full bathrooms & convenient laundry. Primary bedroom is a spacious retreat with walk-in closet & serene ensuite bathroom with oversized glass walk-in shower & double vanity. Fully finished basement offers plenty of space for additional living area, hobby space & storage. Deep lot allows for sizeable backyard & extra privacy - fully fenced with deck and wood pergola.

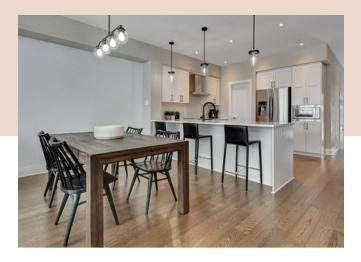


#### **Inclusions**

- Kitchen appliances (2019): refrigerator, stove, dishwasher, hood fan, microwave
- Washer & dryer (2019), all light fixtures, window blinds, bathroom mirrors, automatic garage door opener & remote, pergola

#### **Approximate Utility Costs**

- Electricity (Hydro Ottawa): \$85/Month
- Natural Gas (Enbridge) \$130/Month
  - includes on-demand/tankless hot water heater monthly rental fee
- Water/wastewater: \$105/Month
- Property taxes: \$4,387/2023



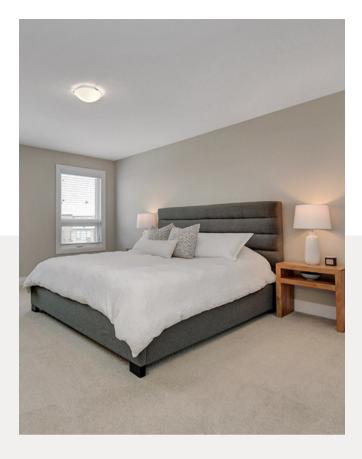


### Expansive Home

- Built in 2019 by Richcraft
- · Hudson model townhome
- Exudes modern sophistication
- Meticulously cared for
- · Lightly lived in
- · Attractive curb appeal
- Full front brick exterior
- Single-car garage
- Expansive windows
- Covered entry
- Crisp interior
- Neutral walls
- · Rich hardwood floors
- Elegant tilework
- Fully finished basement offers plenty of space for additional living area, hobby space & storage
- Deep lot allows for sizeable backyard & extra privacy
  - Fully fenced
  - Wood deck and pergola

## Stylish Design

- · Spacious & bright foyer with space to settle in
- Open-concept main level flooded with natural light
- Living room with cozy natural gas fireplace and shiplap feature wall
- Expansive windows overlooking backyard
- Open dining area with clear sight-lines over kitchen and living areas
- Classic yet modern white kitchen
  - Shaker-style cabinetry
  - Sleek black handles
  - Quartz countertops
  - Stainless steel appliances
  - Undermount sink with gooseneck faucet
  - Walk-in pantry
  - Long peninsula with overhang seating
- Spacious second level
- 3 well-proportioned bedrooms with carpeting for added comfort
- 2 full bathrooms with two sinks each
- Convenient laundry
- Primary bedroom is a roomy retreat with walk-in closet & serene ensuite bathroom with oversized glass walk-in shower & double vanity







## Home Features, & Systems

\*approximate ages\*

- Built in 2019, original systems
  - Furnace, Forced air Natural gas
  - Central Air Conditioning
  - Municipal City Water/Sewer
  - Roof, Asphalt Shingles
  - Natural Gas Fireplace
  - Fully finihshed basement

### Home Upgrades

- Hardwood flooring
- Hardwood staircase
- Tiling
- Railings
- Cabinetry
- Quartz countertops
- Trim
- Doors
- · Backyard deck & pergola



Are you ready to make this house a home?

#### **Natalie McGuire**

Sales Representative

nataliemcguire.ca natalie@nataliemcguire.ca 613 • 859 • 8474

Royal LePage • Manotick 613 • 692 • 3567 1096 Bridge Street Manotick, ON, K4M 1J2





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.