



For Sale

203 Lift Lane

 **Bradley Commons**

 **3**

 **3**

 **20' x 148.69'**

 **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.



Bradley Commons

Located in quiet & friendly neighbourhood amongst parks, walking trails & steps from Trans Canada Trail for cycling. Close to schools, shopping, entertainment, restaurants & bars with easy access to highway 417.

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 finished 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*?**

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