




*For Rent*

# 593 Meadowcreek Circle

 **Emerald Meadows**

 **2**

 **2**

 **3**

Fantastic light, bright & tidy townhome in highly sought after Emerald Meadows!

Versatile open layout featuring clean laminate flooring throughout the main level, spacious living & dining area with private balcony + lovely kitchen with stainless steel appliances, quartz counter tops offering ample cooking space, sleek dark cabinetry for tons of storage & breakfast bar.

Quietly perched on the top level are 2 bedrooms including primary with walk in closet & cheater ensuite. Easy & convenient living – well maintained unit with laundry + parking for 3 included.

Fantastic Kanata South neighbourhood boasting endless ways to enjoy the outdoors with many walking trails, unbeatable parks & shopping! Great connectivity through city with transit access & close to 417.



### **Tenant is Responsible for Maintenance of:**

- Keeping interior of home in a clean & tidy state
- Removing garbage & recycling from home
- Exterior lawn care
- Snow removal
- Changing furnace filters seasonally
- Changing light bulbs
- Removing air conditioner cover from exterior unit after winter months, and putting it back on before winter comes again
- In winter: keep both furnace valves ON, so that hot water can flow through the heating system to warm up the air.
- In the summer: keep both furnace valves OFF to allow AC to blow cold air.
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof

### **Inclusions**

- Kitchen appliances: refrigerator, stove, dishwasher, microwave/hoodfan
- Washer & dryer, all light fixtures, window curtains, bathroom mirrors, automatic garage door opener & remote

### **Utility Costs - paid by tenant**

- Electricity fee
- Natural gas fee
- Water/Sewer fee
- Hot water tank rental fee, Reliance \$64/month
- Internet/cable fee

Monthly rent to be paid to Landlord the 1st of each month prior to 5 p.m.



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

**Natalie McGuire**

Sales Representative

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