



*For Sale*

# 35 Opera Heights



Riverside South



4



4



36.94' x 101.59'



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Captivating magazine worthy home, just like new - without the wait! This stunning modern home on premium oversized lot boasts contemporary design with functional layout that seamlessly combines style & practicality. Spacious foyer with striking dark tile provide the grand welcome & access to home office. Tons of airy natural light, tall ceilings, crisp white walls, clean lines, recessed lighting + plenty of upgrades including oak hardwood floors. Large dining area flows seamlessly into living room centred by gas fireplace encompassed in beautiful black tiles. Dream chef's kitchen set against huge 4 panel patio doors offer view over future backyard oasis, long centre island with plenty of overhang seating, high end appliances, walk in pantry, cabinetry in gorgeous contrasting colours offering plenty of storage + gleaming quartz counter tops. Mudroom & powder bath off double garage complete the main level. Second level hosts 4 huge bedrooms, 3 sleek full bathrooms & organized laundry room. Primary bedroom is a true retreat for relaxation with large walk-in closet and spa like ensuite bathroom complete with double vanity, walk in shower & separate soaker tub.

# Riverside South

Close to all the delights of Riverside South, lovely parks, river access, shopping & dining + plenty of schools & great transit access including future LRT.



## Inclusions

- Kitchen appliances (2022/2023): stove, refrigerator, hoodfan
- Washer & dryer (2023), window blinds

## Approximate Utility Costs

- Natural Gas \$175/month
- Electricity: \$65/month
- Water/wastewater: \$54/month
- Hot Water Heater, Rental (Enercare): \$60/month
- Property taxes: \$8,657/2023



## *Immaculate* Family Home

- Captivating magazine worthy home
- Just like new without the wait
- Plenty of builder upgrades
- Proudly built by Richcraft in 2022
  - Cedarbreeze model
- Premium oversized LOT 36.94' x 101.59'
- Contemporary design with functional layout that seamlessly combines style & practicality
- Fabulous open concept main level
  - Filled with tons of airy natural light
  - Fit with gorgeous eye pleasing finishes
  - Tall ceilings
  - Crisp white walls
  - Clean lines
  - Recessed lighting
  - Immaculate red oak hardwood floors
- Mudroom & powder bath off double garage complete the main level

## *Contemporary* Design

- Spacious foyer with double coat closets & striking dark tile provide the grand welcome
- Access to quiet den, perfect for home office with double doors & bright corner window
- Large dining area, perfectly sized for dinner parties
- Living room centred by cozy gas fireplace encompassed in beautiful black tiles
- Dream chef's kitchen
  - Set against huge 4 panel patio doors offer view over future backyard
  - Long centre island with overhang seating
  - High end stainless steel appliances
  - Cabinetry in gorgeous contrasting colours
  - Elegant backsplash tile in chevron pattern
  - Gleaming quartz counter tops
  - Undermount double basin sink
  - Linear floating shelves
  - Walk in pantry
- Magnificent second level
  - 4 huge bedrooms with carpeted flooring for added comfort
  - Primary bedroom retreat with large walk-in closet & spa like ensuite with double vanity, walk in shower & soaker tub
  - 3 sleek full bathrooms
    - includes 2 ensuite baths
  - Organized laundry room





## Home Features, & Systems

- Built by Richcraft in 2022
  - Cedarbreeze model
- Roof, asphalt shingles
- Furnace, forced air - natural gas
- Central air conditioning
- Municipal city water
- Double attached garage with interior access
- Natural gas fireplace
- Main floor den
- High ceilings on main level
- Kitchen pantry
- Large windows on main floor

## Notable Upgrades

- Foyer, mudroom & primary bathroom floor tiles with pattern installation
- Floor to ceiling wall tiles surrounding fireplace
- Red oak engineered hardwood flooring throughout main level, including kitchen
- Quartz countertops in kitchen & all bathrooms
- Upgraded bathroom vanity sinks
- Kitchen square double bowl undermount sink
- Kitchen backsplash mosaic tile on stove wall with chevron pattern installation
- Ensuite bathroom shower wall tiles, soaker surround with pattern installation





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

**Natalie McGuire**

Sales Representative

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