



For Sale

815 Provost Dr



Riverside Park
South



3



2



22.6' x 66.53'



1

Delightful, one of a kind end unit townhome in Riverside Park South offers ultimate privacy conveniently nested in the middle of the city! Exuding tons of charm, lot boasts tree-coverage on two sides + no rear neighbours.

Well maintained & freshly painted, carpet free home with hardwood flooring. Floor to ceiling windows at the back of the home, bringing natural light through spacious open concept living & dining areas with electric fireplace + large storage closet. Renovated kitchen (2022) featuring crisp white shaker style cabinetry, moveable centre island, quartz counter tops & delicate herringbone backsplash. On the second floor await 3 good sized bedrooms & modernized full bathroom (2022) with double sink. Fully finished basement offers a great open space for additional living area or to suit to your individual needs! Large private backyard lined by mature foliage, fully fenced, encompassing side yard creating ample green space + walk out deck.

Riverside Park South

Minutes to Mooney's Bay Beach & Hog's Back Park for year-round outdoor enjoyment - paddle boarding, kayaking, cycling trails, cross country skiing & more! Neighbourhood has many great schools & parks, shopping & dining options + well connected with transit for commute throughout the city & to Carleton University.



Inclusions

- Kitchen appliances (2022): refrigerator, stove, dishwasher, hoodfan
- Washer & dryer (2015), all light fixtures, bathroom mirrors, storage shed, portable electric fireplace, moveable kitchen island, basement cube freezer

Approximate Utility Costs

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$100/month
- Hot Water Heater, Rental (Reliance): \$9/month
- Water/wastewater: \$60/month
- Property taxes \$3,825/2023



Traditional Layout

- One of a kind end unit townhome
- Offers ultimate privacy conveniently nestled in the middle of the city
- Exuding tons of charm
- Lot boasts tree-coverage on two sides + no rear neighbours
- Quiet walkway to front doorstep feels like a serene nature trail
- Well maintained home
- Freshly painted
- Carpet free home
- Hardwood flooring on main & upper level
- Large private backyard
 - Lined by mature foliage for feeling of seclusion
 - Fully fenced
 - Side yard creating ample green space
 - Walk out deck

Classic Design

- Sun gleams through huge floor to ceiling windows at the back of the home, bringing natural light through spacious open concept living & dining areas
- Electric fireplace
- Large storage closet
- Renovated kitchen (2022)
 - Crisp white shaker style cabinetry
 - Moveable centre island
 - Quartz counter tops
 - Delicate herringbone backsplash
 - Stainless steel appliances
 - Ceramic tiled flooring
 - Pass through serving window
 - Eat in space if desired
- Second floor with great flow
 - 3 good sized bedrooms
 - Modernized full bathroom (2022) with double sink
- Fully finished basement offers a great open space for additional living area or to suit to your individual needs



Association Fee & Inclusions

- Managed by Bay Ridge Owner's Committee
 - 613-521-6055
- Fee approximately \$175/month
- Fee includes:
 - Snow removal in parking lot
 - Arborist
 - Landscaping (common areas)
- Estoppel Certificate on order and available upon request once received

Parking

- 1 outdoor parking space: #8

Home Features & Systems

Approximate ages

- Systems:
 - Built by Campeau, 1968
 - Roof - asphalt shingles, 2016
 - Furnace, forced air - natural gas
 - Central air conditioning
 - Portable electric fireplace
- Features:
 - Kitchen renovation, 2022
 - Ceramic tiled flooring in front entrance and powder bathroom, 2022
 - Basement stairs, 2022



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

Natalie McGuire

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