






For Sale

78 Hawktree Ridge

 **Stonebridge**

 **2 + Loft**

 **3**

 **19.69' x 125.46'**

 **2**

Tucked down a quiet cul-de-sack within the picturesque landscape of Stonebridge Golf Course, this 2 bedroom + loft townhome on a premium deep lot with no rear neighbours offers idyllic blend of comfort, elegance & nature! The extra-long laneway provides ample parking while a spacious foyer welcomes you into a lovely home, meticulously maintained & move in ready. Formal dining area opens into living room anchored by warm gas fireplace. Chef's kitchen complete with granite countertops, upgraded higher end stainless steel appliances, plenty of storage, peninsula island with overhang seating & eat in space. Access to sunny oversized backyard deck directly off kitchen – expansive 2-tiered walkout deck with under-deck-storage & privacy wall, lined with mature trees & beautiful gardens. Second level hosts two bedrooms, two full bathrooms & a versatile loft space. Primary retreat boasts walk in closet + ensuite with large jacuzzi tub & separate shower. Fully finished basement fit with clean laminate flooring & cozy electric fireplace provides a second comfortable living space + storage.



Stonebridge

Sophisticated yet family friendly neighbourhood has it all – golf at your doorstep, nearby parks, schools, walking trails, Minto Recreation Centre, shopping & dining + Rideau River access.

Inclusions

- Kitchen appliances: refrigerator (2007), stove, dishwasher (2017), microwave/hood fan (2017)
- Washer (2007), dryer (2014), all light fixtures, window blinds, bathroom mirrors, automatic garage door opener & remote, BBQ (gas), central built-in vacuum, external natural gas hookup, basement fireplace, basement heater

Negotiable

- Outdoor table & chairs, dining set (table, six chairs, hutch), loft TV bookcases (3 pieces), basement desk/table

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$110/month
- Natural Gas (Enbridge) \$106/month
- Water/wastewater: \$75/month
- Hot Water Heater, Rental (Reliance): \$39/month
 - As of April 3, 2024 - Buy out: \$982 + HST
- Furnace, Rental (Reliance): \$107/month
 - As of April 3, 2024 - Buy out: \$4,250 + HST
- Property taxes: \$3993/2023



Modern Townhome

- Built by Monarch - Highland model
- Tucked down a quiet cul-de-sack
- Located on premium deep lot with no rear neighbours
- Offers idyllic blend of comfort, elegance & nature
- Extra-long laneway provides ample parking for homeowner + guest
- Meticulously maintained
- Sunny oversized backyard
 - Double the size of many townhomes
 - Expansive 2-tiered walkout deck with under-deck-storage & privacy wall
 - Lined with mature trees & beautiful gardens
- Move in ready!



Functional Layout

- Spacious foyer welcomes you into this lovely modern home
- Formal dining area opens into living room anchored by warm gas fireplace
- Spacious chef's kitchen
 - Granite countertops
 - Upgraded higher end stainless steel appliances
 - Plenty of storage
 - Peninsula island with overhang seating
 - Eat in space
- Access to backyard directly off kitchen
- Second level hosts two bedrooms, two full bathrooms & a versatile loft space
 - Primary bedroom retreat boasts walk in closet + ensuite with large jacuzzi tub & separate shower



Home Features, & Systems

approximate ages

- Built in 2005
- Furnace, forced air - Natural gas
- Central air conditioning, 2018
- Municipal city water
- Roof, asphalt shingles, 2005
- Windows & doors, 2005
- Natural gas fireplace
- Electric fireplace

Finished Basement

- Fully finished basement
- Clean laminate flooring
- Cozy electric fireplace
- Recessed lighting
- Second comfortable living space
- Storage space



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

Natalie McGuire

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