




For Sale

377 Memorial Grove

 **Riverside South**

 **3**

 **3**

 **25.82' x 126.86'**

 **2**

Beautifully designed end unit executive townhome on premium extra deep lot! Sunny & spacious model boasts modern open layout with great flow for entertaining, cooking & relaxing. Adorned with timeless combination of light hardwood flooring, neutral tones & tall ceilings. Sunken entry provides space to settle in before moving into lovely dining area, kitchen & large living room flooded with natural sunlight. Stunning chef's kitchen upgraded to include fine finishes, tile work, walk-in pantry, quartz countertops, + centre island with seating. Three well-proportioned upper bedrooms, two full baths + convenient second floor laundry – primary retreat hosts walk in closet & dreamy luxe ensuite bathroom offering double vanity, soaker tub & extra large glass walk in shower. Secondary comfortable living area in finished lower level with cozy gas fireplace, naturally lit through large window + bonus roughed in bathroom. Extra depth of fully fenced backyard provides additional privacy from neighbours, stone patio & tons of lush grassy area to tailor to your needs!

Riverside South

Friendly family-oriented neighbourhood peppered with parks & schools. Less than 5 minutes to daily necessities, shopping & dining in both Riverside South & Barrhaven + Rideau River access for summer paddle boarding & kayaking. Great commute – down the road from future LRT.



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, hoodfan
- Washer & dryer, all light fixtures, window blinds, auto garage door opener & remote, external natural gas hookup

Exclusions

- Built-in shelving affixed to walls
- Microwave
- Outdoor lights
- Wall mounted TV

Approximate Utility Costs

- Natural Gas (Enbridge): \$75/month
- Electricity (Hydro Ottawa): \$100/month
- Hot Water Heater, Rental (Vista Services): \$46/month
- Water/wastewater: \$50/month
- Property taxes \$4,437/2024



Elegant Townhome

- End unit executive townhome
- Premium extra deep lot - 25.82' x 126.86'
 - Fully fenced backyard
 - Provides additional privacy from neighbours
 - Stone patio
 - Tons of lush grassy area
- Proudly built by Richcraft, Cobalt model - 2018
- Sunny & spacious home boasts modern open layout
- Great flow for entertaining, cooking & relaxing
- Timeless combination of elegant light hardwood flooring, neutral tones & tall ceilings
- Mix of recessed & stylish light fixtures
- Sunken entry provides space to settle in
- Lovely dining area & large living room flooded with natural sunlight through an abundance of large windows
- Partial bathroom on main level

Modern Style

- Stunning chef's kitchen upgraded to include fine finishes
 - Tile work
 - Walk-in pantry
 - Quartz countertops
 - Double basin undermount sink
 - Gooseneck faucet
 - Higher end stainless steel appliances
 - Centre island with casual seating
- Three well-proportioned upper bedrooms with carpeting flooring for added comfort
- Two full upper bathrooms
- Convenient second floor laundry
- Primary bedroom retreat hosts walk in closet & dreamy luxe ensuite bathroom offering:
 - Double vanity
 - Soaker tub
 - Extra large glass walk in shower
- Secondary comfortable living area in finished lower level with cozy natural gas fireplace
 - Naturally and brightly lit through large window
 - Bonus roughed in bathroom



Improvements & Upgrades

- Cabinetry - level 3 painted MDF through Richcraft)
- Glass cabinet
- Hardwood flooring throughout main level
- Luxury ensuite bathroom upgrade to include tub & sink
- Tiled shower
- Basement bathroom rough-in ready
- Natural gas stove
- Natural gas BBQ rough-in
- Walkway beside driveway
- Patio in backyard

Home Features & Systems

approximate ages

- Built in 2018
- Roof, Asphalt Shingles
- Furnace, Forced Air - Natural Gas
- Central Air Conditioning
- Municipal City Water
- Single Attached Garage with Interior Access
- Fireplace - Natural Gas
- Fenced backyard



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

Natalie McGuire

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