




For Sale

203 Ridgemark Private

 Meadowlands

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All the perks of a freehold townhome with an easy condo lifestyle! Perfectly nestled & minutes walk to Merivale Mall for daily necessities + bonus two parking spots included. Lovely front door sets the tone for the interior of the home, crisp & bright colour palette, carpet free with parquet hardwood, versatile floorplan with great flow through open yet distinct spaces. Beautifully renovated kitchen features shiny granite countertops, white shaker style cabinetry, upgraded stainless steel appliances, peninsula with casual seating, flanked by eat in space & formal dining room. Long living area offers the perfect space to relax and unwind + access through glass patio door to fantastic back deck - fully fenced with gate to quiet courtyard shaded by mature foliage adding additional privacy. Second level hosts all three bedrooms + a full bathroom with extended vanity boasting ample storage & getting ready space. Spacious fully finished basement fit for secondary living area & additional uses – home gym, play space, etc.

Meadowlands

Endless options for shopping, dining & entertainment at your doorstep + nearby schools, parks, walking/cycling paths & great transit connectivity.



Inclusions

- Kitchen appliances (2021): refrigerator, stove, dishwasher, microwave/hood fan
- Washer & dryer (2024), all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$90/month
- Natural Gas (Enbridge): \$70/month
- Property Taxes : \$2,629/2023



Traditional Layout

- All the perks of a freehold townhome with an easy condo lifestyle
- Bonus 2 parking spots included
- Lovely and colourful front door sets the tone for the interior of the home
- Crisp & bright colour palette
- Carpet free with parquet hardwood
- Versatile floorplan with great flow through open yet distinct spaces
- Back deck fully fenced with gate to quiet courtyard shaded by mature foliage adding additional privacy



Classic Design

- Beautifully renovated kitchen
 - Shiny granite countertops
 - White shaker style cabinetry
 - Upgraded stainless steel appliances
 - Peninsula with casual seating, flanked by eat in space
- Formal dining room
- Long living area offers the perfect space to chill out and unwind
 - Access through glass patio door to fantastic back deck
- Second level hosts all 3 bedrooms + full bathroom with extended vanity boasting ample storage & getting ready space
- Spacious fully finished basement fit for secondary living area & simultaneous additional uses – home gym, play space, etc.



Improvements & Systems

Approximate ages/years

- Built in 1970
- Roof, asphalt shingles, 2023 (Condo)
- Hot water heater, owned
- Furnace - forced air, natural gas, 2009
- Central air conditioning, 2009
- Renovated kitchen, 2024
 - Added waterline for refrigerator for water/ice
- Back deck - sanded, power washed, and stained, 2024
- Freshly painted throughout, 2024
- Re-ran power, water lines and venting system for washer & dryer to be in a more convenient location, 2023
- Vinyl flooring in basement, 2023

Condo Fee & Inclusions

- OCSCC
 - 613-237-9519
- Fee approximately \$637/month
- Fee includes:
 - Building insurance
 - Caretaker
 - Water/wastewater
 - Management fee
 - Snow removal
 - Garbage removal
 - Landscaping
- Status Certificate on order and available upon request

Parking

- Two outdoor parking spaces:
 - #182 & #190



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

Natalie McGuire

Sales Representative

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