

# For Sale 440 White Arctic

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	21.33 ' x 83.66 '
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Immaculate, well-upgraded townhome in desirable community exudes elegant yet carefree & friendly feel. Shows like a model home - easy flow between open light-filled rooms adorned by clean white walls matched with rich dark hardwood floors, delicate millwork details, smooth ceilings, recessed pot lighting & tastefully chosen finishes. Main level features living area anchored by electric fireplace with modern light wood mantel, stunning white stone surround & custom built-in shelving + formal dining room, powered room & bonus den ideal for home office or versatile flex space. Dream kitchen boasts modern white cabinetry with ample pantry storage, granite countertops, large corner island with seating for 4, undermount lighting & upgraded stainless steel appliances. Second level hosts spacious primary bedroom retreat with walk in closet & ensuite bath with elongated vanity, as well as 2 additional bedrooms, full bathroom and conveniently located laundry. Single car garage + expanded driveway provides parking for 3 & fully fenced backyard with large stamped concrete patio offers minimal maintenance landscaping.



#### **Inclusions**

- Kitchen appliances (2014): refrigerator, stove, dishwasher, microwave/hood fan
- Washer & dryer (2014), all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, external natural gas hookup, wall mounted TV (in family room)

#### Approximate Utility Costs

- Natural Gas (Enbridge): \$68/month
- Electricity (Hydro Ottawa): \$75/month
- Hot Water Heater, Rental (Reliance): \$64/month
- Water/wastewater: \$100/month
- Property taxes \$3,852/2024



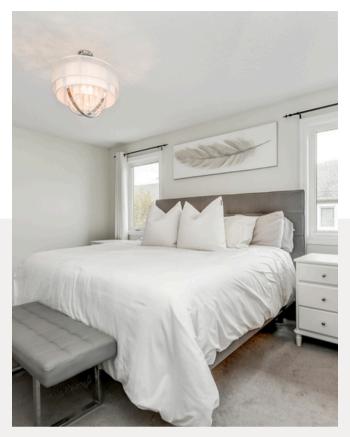


## Immaculate Townhome

- Built by Mattamy, Majestic model
- Well-upgraded townhome
- Exudes elegant yet carefree & friendly vibe
- Shows like a model home
- Easy flow between open, light-filled rooms
- Clean white walls
- Rich dark hardwood flooring
- · Delicate millwork details
- Smooth ceilings
- Recessed pot lighting
- Tastefully chosen finishes
- Single car garage
- Expanded driveway
- Fully fenced backyard with large stamped concrete patio offers minimal maintenance landscaping

### Modern Style

- Main level features wonderful living area anchored by electric fireplace with modern light wood mantel, stunning white stone surround & custom built-in shelving
- Elegant formal dining room
- Bonus den ideal for home office or versatile flex space
- Dream kitchen
  - Modern white cabinetry
  - Ample expanded pantry storage
  - Granite countertops
  - Large corner island with seating for 4
  - Undermount lighting
  - Upgraded stainless steel appliances
- Second level hosts full bathroom, conveniently located laundry, & great sized bedrooms
  - Primary retreat with walk in closet & ensuite with elongated vanity









\*approximate ages\*

- Built in 2014
- Roof, Asphalt Shingles, 2014
- Furnace, Forced Air Natural Gas
  Nest thermostat
- Central Air Conditioning, 2022
- Brick & Siding Exterior
- Municipal City Water
- Single Attached Garage with Interior Access
- Fireplace Electric
- Fenced backyard



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

#### Natalie McGuire

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