



*For Sale*

# 555 Rouncey Road

 **Blackstone**

 **4**

 **4**

 **32.64' x 104.99'**

 **5**

Lovely single-family home showcases timeless contemporary design! Open layout offers sightlines throughout, neutral colours & tall smooth ceilings give an airy & modern feel. Great curb appeal with inviting covered entryway & double car garage. Versatile floorplan connects formal dining space & cozy living room with gas fireplace, perfect for gatherings. Kitchen boasting white shaker-style cabinets, abundant storage, stylish grey granite countertops pair with undermount sink & gooseneck faucet, peninsula island + casual eat in area. Direct access to sprawling walk out deck surrounded by stone patio in fully fenced backyard with low maintenance landscaping. Expansive primary suite acts as a peaceful retreat, featuring walk in closet & beautiful ensuite with soaker tub, separate shower & elongated vanity. Three additional bedrooms & full bath provide ample space for family or guests. Fully finished basement adds comfortable secondary living area, sized for recreation space + additional uses like home office, gym or hobby area, complete with powder bathroom.

# Blackstone

Popular Blackstone community is a quintessential friendly neighbourhood, perfect for professionals & families alike! Peppered with parks & steps to Trans Canada Trail, getting into nature is made easy while endless options nearby for shopping, dining & services offer major convenience!



## Inclusions

- Kitchen appliances: stove (2024), refrigerator (2014), dishwasher (2022), hoodfan (2014), microwave (2014)
- Washer & dryer, hot water heater

## Approximate Utility Costs

- Electricity (Hydro Ottawa): \$190/month
- Natural Gas (Enbridge) \$200/month
- Water/wastewater: \$150/month
- Property taxes: \$5000/2024





## *Lovely* Family Home

- Proudly build by Monarch, Caspian model
- Great curb appeal with inviting covered entryway & double car garage
- Welcoming and bright front foyer providing plenty of space to settle in
- Timeless contemporary design
- Open layout offers sightlines throughout
- Neutral colour palette
- Tall 9' smooth ceilings give an airy & modern feel
- Versatile floorplan
- Freshly painted throughout
- Fully fenced backyard
  - Sprawling walk out deck ideal for alfresco dining & lounging in the sun
  - Surrounded by stone patio
  - Low maintenance landscaping



## *Modern* Design

- Beautiful formal dining space
- Cozy living room with gas fireplace
- Kitchen fit for a chef
  - White shaker-style cabinets
  - Abundant storage
  - Upgraded stainless steel appliances including French door refrigerator fridge
  - Stylish grey granite countertops
  - Undermount sink & gooseneck faucet
  - Peninsula island with seating
  - Casual eat in area
- Direct access to the backyard off the kitchen
- Upstairs hosts four bedrooms providing ample space for family or guests with carpeted flooring for added comfort
  - Expansive primary suite acts as a peaceful retreat
    - Walk in closet
    - Beautiful ensuite bathroom with soaker tub, separate shower & elongated vanity
- Fully finished basement



## Home Features, & Systems

\*Approximate ages\*

- Built by Mattamy, Caspian model, 2014
- Systems, 2014/2015
  - Furnace, forced air - natural gas
  - Central air conditioning
  - Roof, asphalt shingles
  - Hot water heater, owned
- Mix of tile, carpet & hardwood flooring
- Natural gas fireplace

## Basement Retreat

- Fully finished
- Acts as comfortable secondary living area
- Sized for recreation space
- Can also be used as space for home office, gym or hobby area
- Powder bathroom with shower rough-in





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

**Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

Royal LePage • Carling  
613 • 725 • 1171  
1723 Carling Avenue  
Ottawa, ON, K2A 1C8



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