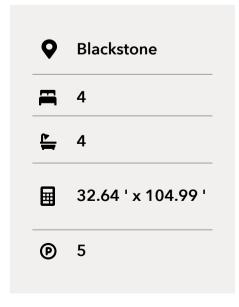
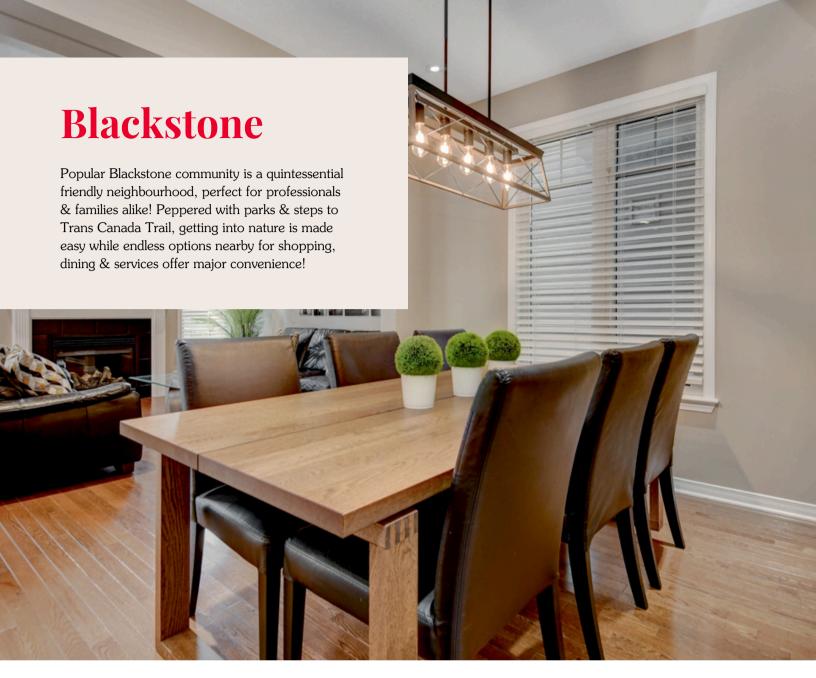


#### For Sale

## 555 Rouncey Road



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.



#### **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



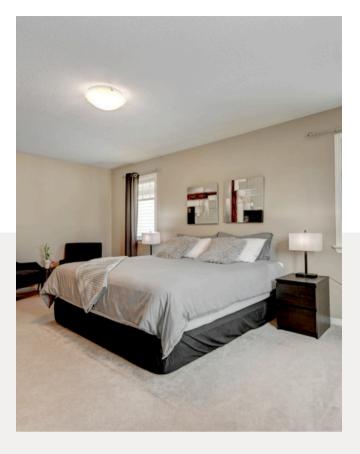


## Lovely Family Home

- · 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

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