




For Sale

518 Stargazer Crescent

 **Riverside South**

 **3**

 **4**

 **124.04' x 68.04' x
108.29' x 15.90'**

 **4**

Truly exceptional end unit townhome on huge pie shaped lot with no rear neighbours! Proudly built by HN Homes, a magazine worthy modern masterpiece. Floorplan offers versatility & functionality, starting with large sunny foyer leading toward den at front of the home. Cozy living room anchored by oversized window overlooking picturesque backyard & asymmetrical gas fireplace. Dining room comfortably accommodates extra-long table making hosting a breeze. Stylish kitchen blends crisp white & warm walnut wood cabinetry, featuring long centre island, quartz counters, striking backsplash tiles + floor to ceiling pantry. Direct access to covered back stoop in fully fenced backyard, intelligently designed to utilize every bit of rare enormous lot - stone patio and tons of lush grassy area. Spacious central loft offers additional living space & creates extra privacy for luxe primary suite, complete with walk-in-closet & hotel like ensuite with floating double vanity, soaker tub & separate shower. Bright & airy finished basement boasting ample space for recreation room, home gym, play or hobby area + bonus third full bathroom.



Riverside South

Perks of newer neighbourhood in well-established community of Riverside South brimming with parks, splash pads, schools & recreation facilities like tennis & pickle ball. Access to endless shopping & dining options close to home or just over the bridge in Barrhaven + minutes to Rideau River access at Long Island Locks. Well connected with transit ~1km to park & ride + close to new LRT - Trillium Line extension.



Inclusions

- Kitchen appliances: refrigerator (Intergrated Fisher & Paykel), built-in oven (AEG), cooktop (AEG), dishwasher (Miele), microwave (Panasonic), hood fan (Faber)
- Washer & dryer (Samsung), all light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, external natural gas hookup, custom walnut desk & shelving built into office/den.

Negotiable

- All furnishings

Approximate Utility Costs

- Natural Gas (Enbridge): \$96/month
- Electricity (Hydro Ottawa): \$74/month
- Hot Water Heater, Rental (Enercare): \$43/month
- Water/wastewater: \$60/month
- Property taxes \$5,047/2024

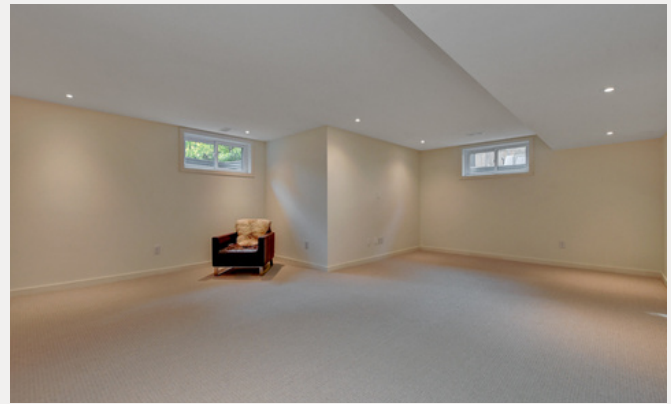


Exceptional Townhome

- Proudly built by HN Homes in 2016
- End unit townhome
- Huge pie shaped lot
- No rear neighbours
- Magazine worthy modern masterpiece
- Sleek custom warm white walls
- Tall smooth ceilings
 - 9' and 10' on main level
 - 8' on second level
- Open-concept layout
- Recessed lighting and trendy fixtures
- Upgraded maple flooring flowing through top two levels including staircase
- Floorplan offers versatility & functionality
- Large sunny foyer setting a welcoming tone including sizeable entry closet storage
- Open den/office space at front of the home with custom walnut desk and shelving
- Nestled quietly at back of the home awaits a cozy living room anchored by an oversized window overlooking the picturesque backyard & asymmetrical gas fireplace
- Dining room comfortably accommodates extra-long table making hosting a breeze

Magazine Worthy

- Stylish & clean kitchen
 - Crisp white & warm wood tone cabinetry
 - Long centre island with seating for 4
 - Gleaming quartz countertops
 - Striking extra large backsplash tiles
 - Floor to ceiling pantry
 - High end appliances including gas cooktop
- Spacious upstairs layout
 - Central loft that offers additional living space & creates extra privacy for luxe primary suite
 - Organized laundry room
 - Full bathroom & ensuite bathroom
 - 3 Bedrooms
 - Primary suite complete with walk-in-closet & hotel like ensuite bath with floating double vanity, soaker tub & separate shower
- Bright & airy finished basement
 - Ample space for recreation room, home gym, play or hobby area
 - Carpeted flooring for added comfort
 - Bonus third full bathroom



Home Features & Systems

approximate ages

- Built by HN Homes, Parkway model, 2016
- 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

Backyard Oasis

- Direct access off main floor to covered back stoop
- Intelligently designed to utilize every bit of rare enormous lot
- ~500 sq ft stone patio offering space for separate dining & lounge areas
- Fully fenced backyard
- Tons of lush grassy area for kids, pets or potential future pool/gardens



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

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