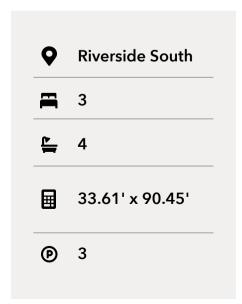


For Sale

86 Heirloom Street



Immaculate end unit townhome on a premium oversized corner lot. Proudly built by Claridge in 2022, popular Gregoire model feels like brand new! Supreme combination of modern design & gorgeous style with tons of upgrades. Truly turnkey & move in ready. Open concept main level features crisp while walls paired with light hardwood floors, soaring ceilings with recessed lights & minimalist fixtures + bathed in natural sunlight through oversized windows with southern exposure. Showstopping kitchen finished with extension upgrade to maximize functionality, styled to perfection with two-tone contrasting cabinets, white quartz counters, texture backsplash, open shelving, walk in pantry & centre island with overhang seating. Adjoining dining & living areas offer a seamless flow, with huge floor-to-ceiling window creating a beautiful backdrop for everyday living. Primary suite generously sized to accommodate king bed offers walk-in closet & luxurious ensuite bathroom. Second level also hosts two additional well-sized bedrooms. full main bath & laundry room. Fully finished basement makes for a bright & welcoming secondary living space complete with cozy gas fireplace & partial bathroom. Well planned backyard fully fenced, 7ft tall, extends to include bonus side yard maximizing useable space.

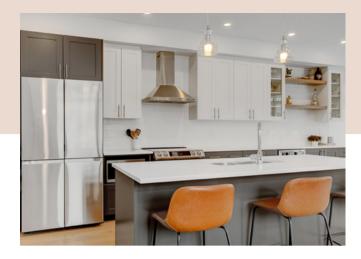


Inclusions

- Kitchen appliances: beverage fridge, dishwasher, hoodfan, microwave, refrigerator, stove
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, automatic garage door opener & remote, external natural gas hookup
- · Open to selling fully furnished to be negotiated

Approximate Utility Costs

- Natural Gas (Enbridge): \$70/month
- Electricity (Hydro Ottawa): \$80/month
- Hot Water Heater, Rental (Enercare): \$60/month
- Water/wastewater: \$100/month
- Property taxes \$4,600/2024





Immaculate Townhome

- Stone walkway leads to covered front entry & sets the stage for elegant interiors
- Spacious foyer welcomes with sleek tile flooring & large coat closet + garage access
- Beautiful open concept main level with stunning features
 - Crisp while walls
 - Blonde hardwood floors
 - Soaring ceilings with recessed lights & minimalist fixtures
- Bathed in natural sunlight through oversized windows with southern exposure
- Supreme combination of modern design & gorgeous style with tons of upgrades
- Impeccably curated décor & furniture selection
 - Can be sold with the home if desired
- Elegant partial bathroom
- · Dining and living areas offers a seamless flow
 - Huge floor-to-ceiling window creating a beautiful backdrop for everyday living
- Bright & fully finished basement
 - Welcoming secondary living space complete with cozy gas fireplace, TV ready wall & partial bathroom
- Truly turnkey & move in ready!

Modern Design

- Showstopping kitchen styled to perfection
 - Finished with extension upgrade to maximize functionality
 - Trendy two-tone contrasting cabinets
 - Gleaming white quartz counters
 - Textured backsplash
 - Open shelving
 - Stainless steel appliances
 - French door refrigerator
 - Stove & Chimney Hoodfan
 - Beverage fridge
 - Walk in pantry
 - Microwave shelf
 - Pots & pans drawers
 - · Centre island with overhang seating
 - Direct access to backyard
- Primary bedroom suite
 - Generously sized to accommodate a king bed
 - Walk-in closet
 - Luxurious ensuite bathroom finished with dark hex tiles set against bright marble-style tile, glass super shower, double vanity & plenty of storage
- Second level with smooth ceilings also hosts two additional well-sized bedrooms, a full main bathroom & conveniently located laundry
- Carpeted flooring in bedrooms & basement for added comfort







Home Systems & Upgrades

approximate ages

- · Built by Claridge in 2022, Gregoire model
- Roof, Asphalt Shingles
- Furnace, Forced Air Natural Gas
 - Ecobee thermostat
- Central Air Conditioning
- Municipal City Water
- Single Attached Garage with Interior Access
 - Interlock extension next to driveway
- Fireplace Natural Gas
- Smart home security system
 - Includes video doorbell & automatic front door lock, 2024
- Plenty of builder upgrades, namely;
 - Kitchen design extension
 - Extended & improved kitchen cabinetry
 - Upgraded pot lights & fixtures
 - Smooth ceilings on second floor
 - Ensuite shower niche
 - TV ready wall in recreation room
 - 2 piece basement bathroom
 - & more!

Extensive Backyard

- End unit townhome on premium oversized corner lot
 - 33.61' x 90.45'
- · Fully fenced backyard
 - 7ft tall with durable PVC
- Backyard extends to include bonus side yard maximizing useable space
- Well planned and ready to become your dream retreat



Are you ready to make this house your home?

Natalie McGuire

Sales Representative

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

