




For Sale

86 Heirloom Street

 **Riverside South**

 **3**

 **4**

 **33.61' x 90.45'**

 **3**

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 white 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.



Riverside South

Perched perfectly in the fantastic neighbourhood of Riverside South, an ideal choice for families & professionals, close to schools, parks & newly opened LRT. Enjoy nearby Rideau River access for kayaking & paddleboarding while remaining minutes to endless options for shopping, dining & daily necessities on either side of Vimy bridge.



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 white 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 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*?

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