



For Sale

212 Larimar Circle

 **Riverside South**

 **3**

 **3**

 **25.66 x 116.34**

 **3**

Standout luxury townhome - end unit on a quiet circle backing onto protected green space, boasting no rear or front facing neighbours! Charming curb appeal featuring covered front porch, wider yard with expanded driveway & low maintenance garden lining side of home. Cool yet timeless crisp white & thoughtful accent walls paired against dark hardwood flooring through top 2 levels, soaring 9ft+ ceilings with recessed lighting + stylish finishes & fixtures. Dining area flows seamlessly into grand living room with dramatic window wall - stunning forest views, vaulted two-story ceiling & cozy gas fireplace. Trendy and functional kitchen showcases quartz countertops, centre island with casual seating & tall shaker-style cabinets for ample storage. Second level hosts all 3 bedrooms, including primary suite with walk-in closet & ensuite bathroom featuring separate soaker tub & glass-door shower. Light floods through oversized window into bright & airy fully finished basement with long footprint, granting space for multiple uses + rough in for potential future bathroom + abundant storage space. Step outside to larger, deep backyard - fully fenced & complete with walk out multi-level wood deck, perfect for entertaining under the cover of a beautiful mature forest.

Riverside South

Situated in highly sought after Riverside South – ideal family neighbourhood close to great schools, parks + enjoy Rideau River access for kayaking & paddleboarding. Minutes to endless options for shopping, dining & daily necessities + well connected with transit, steps to Limebank LRT.



Inclusions

- Kitchen appliances: dishwasher (2017), hoodfan (2017), refrigerator (2017), stove (2017), freezer, microwave
- Washer & dryer, all light fixtures, window blinds, window curtains (living room only), bathroom mirrors, automatic garage door opener & remote, central built-in vacuum (as is - not used), external natural gas hookup (located under wood deck by patio door)

Exclusions

- Garage shelves & tire racks
- Workbench & storage shelf in utility room
- Gym mats in basement
- Nursery curtains

Approximate Utility Costs

- Natural Gas (Enbridge): \$97/month
- Electricity (Hydro Ottawa): \$123/month
- Hot Water Heater, Rental (Vista Services): \$55/month
- Water/wastewater: \$63/month
- Property taxes \$4,354/2024



Exceptional Townhome

- Luxury townhome well updated maximizing both functionality & style
- Prime placement - end unit on quiet circle backing onto protected green space
- Feeling of peaceful wooded retreat in reach of all the comforts of the suburbs
- Great curb appeal with covered front porch
- Wider yard + expanded private driveway
- Low-maintenance gardens along side & back of home
- Elegant contemporary design meets homey comfort
- Versatile open-concept layout featuring 9ft+ ceilings creates spacious & airy ambiance
- Warm sunlight filters into home through modern XL windows
- Timeless colour palette & accent features
- Clean hard flooring throughout (carpeted stairs only)
 - Medium oak hardwood - main level
 - Wide plank engineered - second level
 - Durable vinyl plank - lower level
- Upgraded finishes & fixtures
- Sunken foyer offering area for welcoming & organization separate from heart of the home
- Partial bathroom on main level

Magazine Worthy

- Bright dining area flows seamlessly into living area
- Grand living room with dramatic window wall
 - Stunning forest views
 - Vaulted two-story ceiling
 - Cozy natural gas fireplace
- Lovely trendy & functional kitchen
 - Quartz countertops
 - Centre island with casual seating
 - Tall shaker-style cabinets for ample storage
 - Double basin undermount sink with gooseneck pull down faucet
 - Modern hexagon tile backsplash
 - Eat-in area with direct access to backyard
- Second level hosts all three bedrooms, main bathroom & convenient second-floor laundry
 - Primary suite with walk-in closet & ensuite bathroom featuring separate soaker tub & glass-door shower
- Oversized window creates bright & airy fully finished basement
 - Long footprint, granting space for multiple uses
 - Rough-in for potential future bathroom
 - Abundant storage space



Home Systems & Upgrades

approximate ages

- Richcraft, Addison model, 2017
- Roof, Asphalt Shingles
- Furnace, Forced Air - Natural Gas
- Central Air Conditioning
- Municipal City Water
- Single Attached Garage with Interior Access
- Fireplace - Natural Gas
- Upgraded light fixtures
- Painted throughout (2020 – 2024)
- Millwork accent wall in nursery (2023)
- Customizable closet in nursery (2023)
- Driveway expansion (2023)
- Engineered hardwood flooring 2nd level (2022)
- Laminate/vinyl in basement (2021)
- Deck (2021)

Backyard Oasis

- No rear or front facing neighbours
- Backs onto protected green space offering serene sight lines & privacy year round
- Wider lot provides bonus large & deep backyard
 - Fully fenced with durable PVC + metal & chain link to extend views
 - Walk out multi-level wood deck
 - Perfect for entertaining under the cover of a beautiful mature forest
 - Plenty of lush grassy areas for kids or pets to play
 - Feels like a private nature reserve of your own
 - The perfect finishing touch that truly sets this home apart



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

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



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