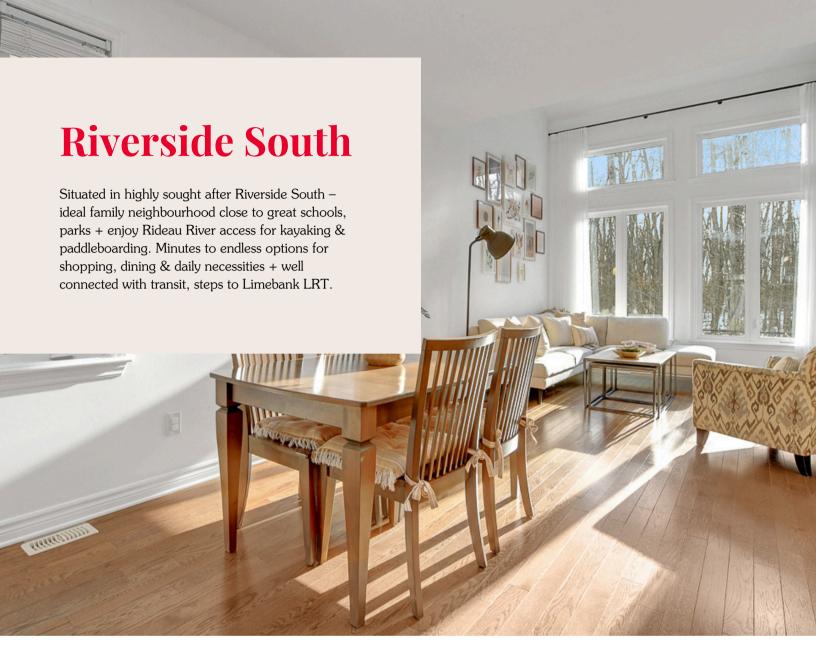


### For Sale

# 212 Larimar Circle

Riverside South
3
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.



#### **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



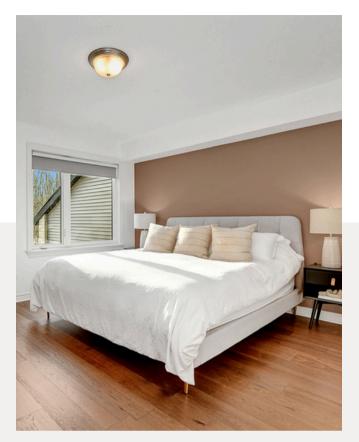


## Exceptional Townhome

- 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 & glassdoor 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









\*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

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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.

