

For Sale

305 Quest Private

♀ Findlay Creek
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 □ 91.7 x 20.01
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Lovely townhome peacefully nestled in an idyllic family-oriented neighbourhood. Welcoming covered front entry leads to sunken front foyer that provides space for organization. Open-concept living spaces adorned with a neutral colour palette, upgraded lighting, rich hardwood flooring & large modern windows letting sunny light flow in. Stylish kitchen boasts full height wood-like cabinetry, warm tile backsplash, floor to ceiling pantry, higher end appliances + centre island with overhang seating overlooking both dining & living rooms. Spacious primary suite featuring walk-in closet and ensuite bathroom with extra large glass super shower. Two additional bedrooms perched at front of home + additional full 4 piece bath with shower/tub combo. Fully finished basement offers bright recreation room with electric fireplace, accompanied by convenient long storage & utility space. Outside, walk out deck from kitchen makes for easy BBQing & fully fenced yard with no rear neighbours offers grassy blank slate to cater to unique needs – a future dream space for dinner parties or fun play area!



Inclusions

- Kitchen appliances (2021): refrigerator, dishwasher, stove, microwave/hood fan
- Washer & dryer (2021), all light fixtures, window coverings, bathroom mirrors, automatic garage door opener & remote

Approximate Utility Costs

- Natural Gas (Enbridge): \$50/month
- Electricity (Hydro Ottawa): \$100/month
- Hot Water Heater, Rental (Enercare): \$53/month
- Water/wastewater: \$100/month
- Property taxes \$3,744/2024



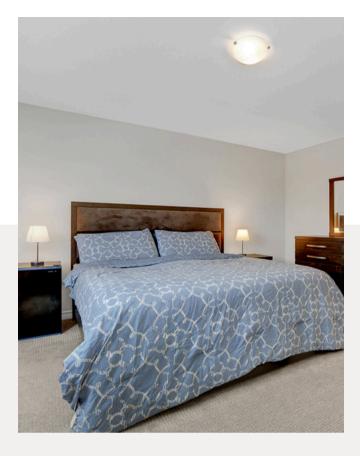


Modern Townhome

- Peacefully nestled idyllic family-oriented neighbourhood
- Modern townhome beckons from the street with homey appeal
- Covered front entry & single car garage with interior access make coming home comfortable in any season
- Sunken front foyer provides a bright space for greeting & organization
- · Partial bathroom on main level
- · Open-concept living spaces
- Neutral colour palette
- Upgraded lighting
- Rich hardwood flooring
- Plenty of natural light with large modern windows
- · Lightly lived in
- · Meticulously cared for

Contemporary Style

- Stylish kitchen
 - Full height wood-like cabinetry
 - Warm subway tile backsplash
 - Floor to ceiling pantry
 - Double basin sink with gooseneck faucet
 - Higher end stainless steel appliances
 - Centre island with overhang seating
 - Direct access to backyard
- · Upstairs plush carpets for added comfort
- Spacious primary suite featuring walk-in closet and ensuite bathroom with extra large glass super shower
- Two additional bedrooms perched at front of home
- · Four piece bath with shower/tub combo
- Fully finished basement offers bright recreation room with electric fireplace
 - Convenient long storage & utility space with two entry points maximizing functionality







Home Systems 8 Upgrades

approximate ages

- EQ Homes, Juniper Model, 2021
- Roof, Asphalt Shingles
- Furnace, Forced Air Natural Gas
- Central Air Conditioning
- Municipal City Water
- Brick & Siding exterior
- Poured concrete foundation
- Single Attached Garage with Interior Access
- · Fireplace Electric

Backyard Oasis

- Walk out deck from kitchen makes for easy BBQing
- Fully fenced yard
- No rear neighbours!
- Grassy blank slate to cater to unique needs
 - A future dream space for outdoor dinner parties or fun play area

Association Fee

- Managed by Trivium Property Management
 - 613-209-0803
- Fee approximately \$115/month
- Fee includes:
 - Management fee
 - Snow removal
 - Ground maintenance



Are you ready to make this house your home?

Natalie McGuire

Sales Representative

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