




*For Sale*

# 305 Quest Private

 Findlay Creek

 3

 3

 91.7 x 20.01

 2

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!

# Findlay Creek

Located steps from parks, schools with fantastic options for dining & shopping nearby. Well connected with transit including new Leitrum LRT station – a perfect choice for those seeking comfort & convenience!



## 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 & 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

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

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



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.