




For Sale

74 Barn Swallow Private

 **Riverside South**

 **2**

 **3**

 **18.54 x 77.92**

 **2**

Modern style & comfort in well updated & meticulously maintained townhome! Fantastic alternative to condo living offering more space & private yard. Timeless clean white walls paired with soothing accent colours, dark hardwood floors, tall ceilings + tons of oversized windows creating sunny & bright spaces throughout! Welcoming foyer invites into first of 3 living spaces, a spacious family room with glass patio door leading to fully fenced backyard with large walk out deck, perfect for relaxing & entertaining. Powder room, plenty of storage + access to attached garage & basement offering even more room for potential future office or hobby space. Heart of the home on second level features open concept layout. Classic white kitchen with shaker style cabinetry, long peninsula island with casual seating & upgraded appliances. Adjoining living & dining areas sit under two-storey ceilings creating a great spacious feel. Tucked in the back awaits a generously sized bedroom with its own balcony & a full bathroom. Top level is tranquil & a luxurious primary retreat, boasting quiet bedroom, private loft space with impressive vaulted ceiling, expansive walk in closet, spa like ensuite bath featuring separate soaker tub, glass panel shower & double vanity + conveniently located laundry.

Riverside South

Nestled in a friendly neighbourhood ideal for young professionals & families alike! Minutes walk to everything you need – shopping, dining + park & ride. Enjoy the outdoors at many scenic parks well equipped with sports & recreation facilities including tennis/pickleball courts & walking paths + access to Rideau River for kayaking & paddle boarding. New Limebank LRT station right down the road.



Inclusions

- Kitchen appliances (2019): refrigerator, stove, microwave/hoodfan, dishwasher
- Washer & dryer (2019), all light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, 2 wooden planters at end of deck

Exclusions

- Decorative wall shelves (first floor family room, powder room, second floor living room & bathroom)
- Curtains & curtain rods

Approximate Utility Costs

- Natural Gas (Enbridge): \$83/month
- Electricity (Hydro Ottawa): \$85/month
- Hot Water Heater, Rental (Enercare): \$60/month
- Water/wastewater: \$85/month
- Property taxes \$4024.80/2024



Modern Townhome

- Stylish townhome with three fantastic levels of living space
- An ideal alternative to condos - extra interior space, private yard, lower fees!
- Turn key, move in ready - beautifully updated & meticulously maintained
- Modern yet comfortable style throughout
- Huge, oversized windows flood the home with natural light
- Crisp white walls paired with soothing nature-inspired accent colours
- Sleek dark hardwood floors
- Soaring ceilings with minimalist recessed lighting & simple fixtures
- Spacious ground floor
 - Welcoming foyer space
 - Sizeable family room
 - Powder bathroom
 - Plenty of storage
 - Access to attached garage & basement offering even more room for potential future office, hobby space & more
- Fully fenced backyard - perfect for relaxing & entertaining
 - Large walk out deck with planters lining stairs
 - Low maintenance landscaping

Exceptional Layout

- Heart of the home on second level features open concept layout
 - Classic white kitchen
 - Timeless shaker style cabinetry & subway tile backsplash
 - Long peninsula island with casual overhang seating for four
 - Upgraded stainless steel appliances including French door refrigerator
 - Double basin sink with gooseneck faucet
 - Adjoining living & dining areas sit under lovely two-storey ceilings
 - XL windows with custom motorized blinds
 - Generously sized bedroom with private balcony
 - Full bathroom boasting double sink vanity & shower/tub combo
- Tranquil & luxurious primary retreat perched on top level
 - Quiet, well proportioned bedroom
 - Private loft space with impressive vaulted ceiling + conveniently located laundry
 - Expansive & organized walk in closet
 - Serene spa-like ensuite bathroom
 - Large soaker tub
 - Oversized glass panel shower
 - Double sink vanity



Home Features & Systems

approximate ages

- Built in 2019
- Roof, asphalt shingles
- Furnace, forced air - natural gas
- Central air conditioning
- Siding & brick exterior
- Poured concrete foundation
- Single attached garage with interior access
- Mix of hardwood, tile & carpet flooring
- Municipal city water

Association Information

- Private Street
 - Approximately \$130/month
 - Includes management, snow removal & garbage removal
 - Shared gazebo at community mailbox
 - 11 visitor parking spaces
 - Managed by Sentinel Management
 - info@sentinelmanagement.com
 - (613) 736-7807
 - Estoppel certificate available upon request



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

Natalie McGuire

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