




*For Sale*

# 226 Catamount Court

 Emerald Meadows

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 18.54 ' x 85'

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Tucked down a quiet cul-de-sac, this charming townhome boasts no rear neighbours, scenic views, and lots of privacy backing onto a peaceful pond. Welcoming covered front entry sets the tone while beautiful stone walkway & low-maintenance front yard add to home's curb appeal. Inside bright foyer with built-in storage & handy bench leads up to heart of home – open-concept living space filled with warmth & natural light. Living room anchored by cozy gas fireplace, seamlessly flows into the adjacent dining area. Well-designed, practical kitchen features upgraded french door fridge, ample cupboard space & centre island offering extra storage, cooking space & casual seating. Upstairs, beautifully crafted millwork accent wall adds character to primary suite with private ensuite bath. Two additional bedrooms & 2nd full bathroom complete this level. Bright & comfortable fully finished basement features extra large window allowing natural light to shine through + electric fireplace adds to warm & inviting feel. Outside, fenced backyard offers second level walk out deck overlooking picturesque pond with back gate leading to sprawling network of walking trails.

# Emerald Meadows

Amazing family neighbourhood peppered with great schools & parks. Minutes to endless options for shopping, dining, services & recreation + CTC for the city's premier sporting & entertainment events. Well connected with transit & nearby HWY 417 for quick commute throughout city.



## Inclusions

- Kitchen appliances: refrigerator (2024), stove (2025), dishwasher (2021), microwave, hood fan
- Washer & dryer (2024), all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote

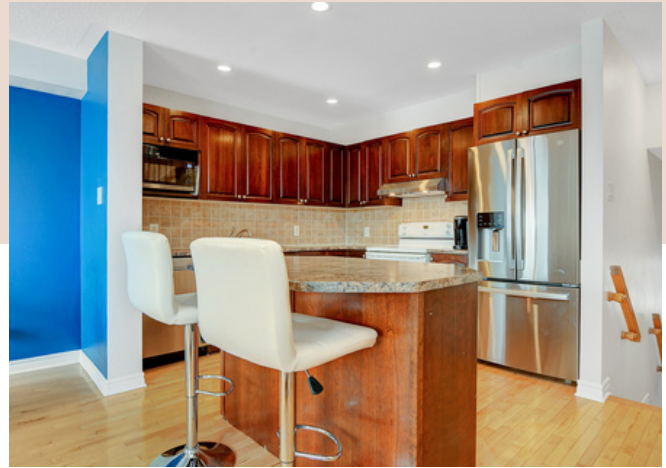
## Inclusions

- Bar fridge, Deep freezer

## Approximate Utility Costs

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$100/month
- Hot Water Heater, Rental (Reliance): \$45/month
- Water/wastewater: \$75/month
- Property taxes \$3,433/2024





## Charming Townhome

- Tucked down a quiet cul-de-sac
- No rear neighbours
- Scenic views
- Lots of privacy backing onto peaceful pond
- Welcoming covered front entry
- Sweet red door
- Beautiful stone walkway
- Low-maintenance front yard
- Fenced backyard
  - Second level walk out deck overlooking picturesque pond
  - Back gate leading to sprawling network of walking trails
- Home feels like a true retreat without sacrificing convenience

## Open Layout

- Bright foyer with built-in storage & handy bench
- Open-concept living space filled with warmth & natural light
  - Soft grey walls
  - Light hardwood floors
  - Recessed lighting
  - A great backdrop for any style
- Living room anchored by cozy gas fireplace, seamlessly flows into the adjacent dining area, ideal for entertaining
- Well-designed, practical kitchen
  - Upgraded stainless steel French door fridge
  - Ample cupboard space
  - Centre island offering extra storage, cooking space & casual seating
- Upstairs, 3 great sized bedrooms & 2nd full bathroom
  - Primary suite with beautifully crafted millwork accent wall + double closet including one walk-in & private ensuite with shower-tub combo
- Bright & comfortable fully finished basement
  - Extra large window allowing natural light to shine through
  - Electric fireplace adds to warm & inviting feel



# Home Features & Systems

\*approximate ages\*

- Built by Minto, 2007
- Roof, Asphalt Shingles, 2024
- Interlock, 2023
- Furnace, Forced Air - Natural Gas
- Central Air Conditioning
- Siding Exterior
- Poured Concrete Foundation
- Municipal City Water
- Single Attached Garage with Interior Access
- Fireplace x 2
  - 1 Electric
  - 1 Wood burning
- Fenced Backyard





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

**Natalie McGuire**

Sales Representative

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