





For Sale

418 Coldwater Cres.

 **Monahan Landing**

 **3**

 **3**

 **24.02 x 82.02**

 **3**

Large end-unit townhome, featuring over 1900 sqft of beautifully designed living space across three sunlit levels. Expanded driveway with stone walking path & attached single-car garage lead to covered front entry setting a warm and welcoming tone. Modern interior finishes & thoughtful upgrades shine, with natural light streaming through many large windows. Professionally cleaned, including carpets - home is truly move-in ready. Ground level features first of three living spaces – family room with direct access to large walkout deck & fully fenced backyard. Main level great room anchored by striking white & black gas fireplace & opens seamlessly into classic white kitchen with gleaming quartz counters, stainless steel appliances & large double door pantry. Casual seating at breakfast bar & kitchen's eat in area compliments space at back of the home which offers flexible area suited for both living and dining. Quietly perched at top of home are three generously sized bedrooms, including two with walk-in closets. Spacious primary retreat features relaxing ensuite bathroom with long vanity & shower tub combo. Additional full bath serves other bedrooms.

Monahan Landing

Fantastic neighbourhood full of friendly faces & lots to do! Steps from scenic waterside walking path, parks packed with recreation facilities & great schools. Minutes to Kanata centrum for endless shopping & dining options + CTC for Ottawa's biggest events.



Inclusions

- Kitchen appliances (2014): refrigerator, stove, microwave/hoodfan, dishwasher
- Washer & dryer (2014), all light fixtures, window coverings, bathroom mirrors

Approximate Utility Costs

- Hot Water Heater, Rental (Reliance Home Comfort): \$60/month
- Property taxes \$4,138/2024



End-unit Townhome

- Large end-unit townhome
- Expanded driveway with stone walking path
- Attached single-car garage
- Covered front entry setting a warm and welcoming tone
- Fully fenced backyard with wood deck, the perfect place to take in some fresh air
- Over 1,900 sqft of beautifully designed living space across three sunlit levels
- Modern interior finishes
- Thoughtful upgrades
- Natural light streaming through many large windows
- Professionally cleaned, including carpets
- Home is truly move-in ready!

Spacious Layout

- Ground level features first of 3 living spaces
 - Family room or den with direct access to large walkout deck & backyard
- Bright main level
 - Great room anchored by striking white & black gas fireplace & opens seamlessly into kitchen
 - Classic white kitchen
 - Gleaming quartz counterstops
 - Stainless steel appliances
 - Large double door pantry
 - Casual seating at breakfast bar
 - Eat in area
 - Space at back of the home which offers flexible area suited for both living & dining or an oversized dining table for those who love to host
- Comfortable top level
 - Three generously sized bedrooms, including two with walk-in closets
 - Spacious primary retreat features relaxing ensuite bath with long vanity & shower tub combo
 - Additional full bath serves other bedrooms



Home Features, Systems & Updates

approximate ages

- Built in 2014 by Mattamy Homes
 - Tulip End Model
- Roof - asphalt shingles, 2014
- Eavestroughs installed, 2018
- Furnace, forced air - natural gas, 2014
- Central air conditioning, 2024
- Single attached garage with interior access
- Brick & siding exterior
- Slab foundation
- Fireplace - natural gas
- Municipal city water
- Mix of linoleum, tile & carpeted flooring
- Quartz countertops
- Stone driveway extension, 2015
- Backyard fence, deck & hedges, 2020
- Freshly painted, 2023
- Professional cleaned - including carpets, 2025



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

Natalie McGuire

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