





For Sale

283 Meynell Road

 **Fox Run, Richmond**

 **4**

 **3**

 **37.86' x 78.71'**

 **4**

Gorgeously designed, turn-key home on premium oversized corner lot. Charming covered front porch sets a welcoming tone leading into sunlit foyer. Spacious open floorplan bathed in natural light, lofty 9ft ceilings & lovely wider plank light hardwood flooring set against neutral walls + modern lighting & finishes. Living room features natural gas fireplace with stunning surround & custom built-in bookcases creating a cozy yet sophisticated vibe. Adjacent kitchen with contrasting clean white cabinetry & mossy green island, delicate herringbone backsplash, upgraded appliances + eat in area. Formal dining room, handy mudroom off of double garage & modern power bath complete main level. Second floor boasts versatile loft space + 4 well-proportioned bedrooms. Luxury primary suite features dramatic accent wall with decorative paneling, double walk-in closets & spa-inspired ensuite with double sinks & oversized glass-enclosed shower. Full bath with shower/tub combo & convenient second-level laundry simplify everyday life. Fully finished basement offers spacious recreation room with large windows, ideal for home gym, playroom or lounge space + tons of storage. Fully fenced large backyard boats extra width & encompasses side yard, creating a sizeable outdoor area!

Fox Run

Vibrant family-oriented neighbourhood centered around scenic pond with walking path & parks. Minutes from Richmond's charming local shops & dining with easy access to Kanata & Barrhaven for even more amenities.



Inclusions

- Kitchen appliances: gas stove, refrigerator, dishwasher, hoodfan
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, external natural gas hookup, storage shed

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$200/month
- Hot Water Heater, Rental (Enercare): \$58/month
- Water Softener (Enercare): \$34/month
- Natural Gas (Enbridge) \$109/month
- Water/wastewater: \$90/month
- Property taxes: \$5,214/2024



Turn-key Home

- Proudly built in 2020 by Cavian
- Premium oversized corner lot
- Perfect blend of modern style & family-friendly comfort
- Charming covered front porch with sitting area sets a welcoming tone
- Sunlit foyer providing bright & cheerful first impression + space to settle in
- Spacious open floorplan bathed in natural light streaming through many windows
- Lofty tall 9ft ceilings
- Lovely wider plank light hardwood flooring
- Neutral wall colours
- Modern lighting & finishes
- Living room features natural gas fireplace with stunning surround and custom built-in bookcases
- Formal dining room
- Modern powder bathroom
- Handy mudroom off of double garage



Spacious Design

- Show-stopping kitchen
 - Contrasting clean white cabinetry & mossy green island
 - Island offering casual seating
 - Delicate herringbone backsplash
 - Upgraded stainless steel appliances including smart fridge & gas range
 - Eat in area
- Generous second floor
 - Versatile loft space
 - 4 well-proportioned bedrooms
 - Luxury primary suite features dramatic accent wall with decorative paneling, double walk-in closets & spa-inspired ensuite with double sinks & oversized glass-enclosed shower
 - Full bath with shower/tub combo
 - Convenient second-level laundry with plenty of storage
- Fully finished basement
 - Bright spacious recreation room
 - Large windows
 - Ideal for home gym, playroom or additional lounge space
 - Tons of storage



Home Features, Systems & Updates

Approximate ages

- Built in 2020 by Cavian
- Roof - asphalt shingles
- Furnace, forced air - natural gas
- Central air conditioning
- Single attached garage with interior access
- Hardboard exterior siding
- Poured concrete foundation
- Fireplace - natural gas
- Municipal city water
- Mix of flooring
 - Engineered hardwood & tile on main level
 - Carpet on second level & in basement for added comfort
 - Rubber flooring in the gym area
- Fully fenced extra large backyard
- Boats extra width & also encompasses side yard
- Creating a sizeable outdoor area – a rarity for newer builds
- Perfect as is with tons of open space to run & play, or as a blank canvas to design your dream oasis



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

Natalie McGuire

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