



For Sale

9 Meadowbreeze Drive



Emerald Meadows Trailwest



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41.97' x 84.48'



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Stylish end unit townhome on oversized corner lot. Classic red brick home impresses from curb, with newly installed stone walkway & lush gardens leading to covered front step with sitting area. Sunken foyer with soaring ceilings & organized closet create a welcoming entry. Carpet-free with hardwood/laminate throughout, open-concept layout boasts great room sizes, neutral & soothing base colours, tasteful wallpapered accent walls + stylish upgraded lighting. Sun-filled living room boasts large windows overlooking backyard while formal dining space connects seamlessly to beautifully renovated kitchen featuring two-tone cabinetry, gleaming quartz countertops, brass hardware + stainless steel appliances. Generous primary suite offers walk-in closet and ensuite bath with elongated vanity & shower/tub combo + two additional bedrooms & full main bathroom. Fully finished basement adds even more comfortable living space with huge bright window, cozy fireplace & plenty of storage. Backyard is a true retreat featuring spacious tiered walk out deck completed with privacy wall & raised garden beds, encircled by tall privacy hedges & fencing, new stone path along the side + lots of open grassy space!

Emerald Meadows Trailwest

Nested in a mature, family-friendly neighbourhood known for excellent schools, parks & scenic walking paths around the community pond. Less than 10 minutes to Kanata Centrum for shopping/dining options. Easy commuting with nearby 417 access & good transit connectivity.



Inclusions

- Kitchen appliances: dishwasher (2021), microwave/hood fan (2021), refrigerator (2015), stove (2021)
- Washer & dryer (2021), all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote

Exclusions

- BBQ, trampoline, all TV's & mounts, front entrance bench & hooks

Approximate Utility Costs

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$90/month
- Hot Water Heater, Rental (Enercare): \$40/month
- Water/wastewater: \$65/month
- Property taxes \$3,800/2024



End Unit Townhome

- Oversized corner lot 41.97' x 84.48'
- Classic red brick face
- Newly installed stone walkway (2023)
- Beautiful lush front & side gardens
- Covered front step & sitting area
- Sunken foyer with soaring ceilings & organized closet finished by sliding barn door creates a fashionable and welcoming entry
- Completely carpet-free home with hardwood/laminate throughout
- Open-concept layout
- Excellent room sizes
- Neutral & soothing base colours
- Tasteful wallpapered accent walls
- Stylish upgraded lighting
- Sun-filled living room boasts large windows overlooking backyard
- Formal dining space connects seamlessly to kitchen
- Beautifully renovated kitchen (2021)
 - Trendy two-tone cabinetry with upgraded extension to provide additional storage & great coffee bar/serving area
 - Gleaming quartz countertops
 - Brass hardware
 - Stainless steel appliances

Stylish Design

- Generous primary bedroom suite offers walk-in closet and ensuite bathroom with elongated vanity & shower/tub combo
- Two additional bedrooms & full main bathroom
- Fully finished basement
 - Adds even more comfortable living space
 - Huge bright window
 - Cozy wood burning fireplace
 - Additional baseboard electric heating for added comfort
 - Plenty of storage
- Backyard is a true retreat for the whole family
 - Spacious tiered walk out deck (2020) completed with privacy wall & raised garden beds
 - Tall privacy hedges & fencing
 - New stone path along the side (2025)
 - Lots of left over open grassy space!



Features, Systems & Updates

approximate ages

- Built by Minto in 1993
- Furnace, forced air - natural gas, 2015
 - Additional baseboard electric heating in basement for added comfort
- Central air conditioning, 2021
- Municipal city water
- Fireplace - wood burning
- Roof, asphalt shingles, 2008
- Windows & sliding door, 2021
- Air Conditioning Unit, 2021
- HRV, 2024
- Single attached garage with interior access
- Interlock extension next to driveway
- Siding & brick exterior
- Poured concrete foundation
- Four trees, 2017
- Backyard deck, 2020
- Front interlock, 2023
- Front fence with gate, 2023
- Side interlock, 2025
- Garage door maintenance, 2025
- Main level hardwood floors, 2017-2018
- Front entry tile, 2017-2018
- Upstairs laminate flooring, 2017-2018
- Basement laminate flooring, 2023
- Renovated kitchen, 2021
 - New appliances
 - Tiled flooring
 - Quartz countertops



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

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