



*For Sale*

# 114 Woodmill Terrace

📍 **Morgan's Grant**

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📏 **20.34' x 126'**

© **3**

Sun-filled townhome boasting seamless blend of modern design and comfortable living! Crisp white walls paired with medium-toned hardwood flooring reflects natural light pouring in through oversized windows in every room. Sunken foyer provides a welcoming entrance, main level with modern recessed lighting & thoughtfully designed open layout. Long spacious living room & formal dining area conveniently situated just off the kitchen – ideal for entertaining. Kitchen features sophisticated dark wood-like faced cabinetry, stainless steel appliances, ample storage & eat-in space framed by glass patio door with arched window. Primary suite offers generous proportions, walk in closet & luxurious ensuite bathroom with separate soaker tub & shower. Two additional bedrooms and second full bath complete the upper floor. Finished basement expands living space – extremely comfortable & inviting recreation room finished with clean laminate flooring, gas fireplace & huge lookout window + tons of storage. Deep, private backyard is lined with mature trees & foliage for tranquil park inspired feel. Walk-out deck for BBQing, partially fenced, & lots of lawn space for play, gardening & more.





# Morgan's Grant

Desirable mature neighbourhood boasts proximity to recreation centre & endless walking trails including South March Highlands Conservation Forest. Great schools, parks & nearby shopping/dining along March Road + lots of golf! Close to many major employers, tech park, DND & school district + transit connected.

## Inclusions

- Kitchen appliances (2007): dishwasher, refrigerator, stove, microwave, hood fan
- Washer (2007), dryer (2023), all light fixtures, TV mount, automatic garage door opener & remote
- Hot Water Heater, Rental (Reliance)
- Property taxes \$3,939/2025



## *Sun-Filled* Townhome

- Seamless blend of modern design & comfortable living
- Crisp white walls
- Medium-toned hardwood flooring
- Natural light pouring in through large oversized windows
- Sunken foyer provides a welcoming entrance
- Main level with modern recessed lighting & thoughtfully designed open layout that maintains distinct, functional spaces
- Long spacious living room & formal dining area both conveniently situated just off the kitchen
  - Ideal for entertaining & quality time with loved ones
- Elegant partial bathroom on main level
- Lovely kitchen
  - Sophisticated dark wood-like faced cabinetry
  - Stainless steel appliances
  - Ample storage
  - Eat-in space framed by glass patio door with arched window



## *Modern* Design

- Spacious second level
  - Primary bedroom suite offers generous proportions, walk in closet & luxurious ensuite bathroom with separate soaker tub & shower
  - Two additional bedrooms
  - Second full bathroom
- Finished basement expands living space
  - Comfortable & inviting recreation room
  - Clean laminate flooring
  - Natural gas fireplace
  - Huge lookout window
  - Tons of storage
- Deep, private backyard
  - Lined with mature trees & foliage for tranquil park inspired feel
  - Walk-out deck ideal for BBQing
  - Partially fenced
  - Lots of lawn space for play, gardening & more



## Features, Systems & Updates

\*approximate ages\*

- Built by Minto in 2007
- Furnace, forced air - natural gas, 2007
- Central air conditioning, 2007
- Roof, asphalt shingles, 2007
- Windows & doors, 2007
- Municipal city water
- Fireplace - natural gas
- Single attached garage with interior access
- Siding & brick exterior
- Poured concrete foundation
- Mix of hardwood, carpet, tile & laminate flooring





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

**Natalie McGuire**

Sales Representative

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