



For Sale

217 Nightfall Street



Riverside South



3



3



23.28' x 137'



2

Nestled on a quiet street, beautiful end-unit Summit model by Claridge on exceptionally large lot boasts unparalleled space & style! Private unshared laneway lined with stone walkway, manicured front garden and covered front porch. Sunken foyer opens to contemporary interior defined by tall ceilings, soft grey walls, crisp white accents & rich dark hardwood floors. Open-concept space where oversized windows create airy & bright atmosphere. Elegant kitchen features dark cabinetry, warm granite countertops & large island with overhang seating overlooking formal dining area. Living room anchored by stunning fireplace with herringbone surround & wood mantel. Spacious primary retreat is adorned with board & batten feature wall, generous walk in closet & sleek ensuite bathroom. Two more well sized bedrooms, stylish full bathroom & laundry room complete the upper level. Fully finished basement offers long, versatile footprint, ideal for many uses including recreation room, home office, gym, play space & more! Outside, one of the most impressively sized townhome backyards you will find – fully fenced, extra wide & remarkably deep. New stone patio complete with gazebo offers dining & lounge space + custom garden beds, lush trees & tons of green space.



Riverside South

Very central/walkable location in sought after Riverside South. Minutes on foot & even quicker drive to daily necessities like shopping, dining, Park & Ride, parks & schools. Nearby LRT + quick access to Rideau River for summer paddle boarding & kayaking.

Inclusions

- Kitchen appliances: dishwasher (2022), microwave/hood fan, refrigerator (2018), stove (2022)
- Washer & dryer (2015), all light fixtures, window blinds, bathroom mirrors, automatic garage door opener & remote, backyard storage bin, wine barrel, planters, backyard solar lights, gazebo

Approximate Utility Costs

- Natural Gas (Enbridge): \$141/month
- Electricity (Hydro Ottawa): \$128/month
- Hot Water Heater, Rental (Enercare): \$58/month
- Water/wastewater: \$65/month
- Property taxes \$5,053/2025



End Unit Townhome

- Nestled on a quiet street in desirable Riverside South
- End-unit townhome on exceptionally large lot
- Boasts unparalleled space & style
- Private unshared laneway lined with stone walkway
- Manicured front garden creates welcoming first impression leading to covered front porch.
- Bright sunken foyer with storage opens to contemporary interior
 - Tall ceilings
 - Soft grey walls
 - Crisp white accents
 - Rich dark hardwood floors
- Heart of home is open-concept space where oversized windows create airy & bright atmosphere.
- Elegant kitchen features
 - Dark flat front cabinetry
 - Warm granite countertops
 - Linear & sleek backsplash tiles
 - Higher end stainless steel appliances
 - Large island with overhang seating
- Formal dining area & living room anchored by stunning fireplace with herringbone surround & wood mantel
- Practical mudroom adds daily convenience
- Elegant partial bath

Stylish Design

- Upstairs, spacious primary bedroom retreat is adorned with board & batten feature wall, generous walk in closet & sleek ensuite bathroom with double vanity, extra large glass shower & soaker tub
- Two more well sized bedrooms with carpeted flooring for added comfort
- Stylish full bathroom
- Laundry room on upper level
- Fully finished basement offers long, versatile footprint
 - Ideal for many uses including recreation room, home office, gym, play space & more!
- Impressively sized townhome backyard
 - Fully fenced
 - Extra wide & remarkably deep
 - New stone patio
 - Gazebo offers dining & lounge space
 - Custom garden beds
 - Lush trees & tons of green space



Features, Systems & Updates

approximate ages

- Built by Claridge, Summit End Unit model, 2015
- Fireplace - natural gas, 2020
- Furnace, forced air - natural gas, 2015
- Central air conditioning
- Hot water heater - rental, 2015
- Roof, asphalt shingles, 2015
- Municipal city water
- Single attached garage with interior access
- Siding & brick exterior
- Poured concrete foundation
- Mini blue spruce tree in backyard, 2020
- Maple tree in backyard, 2022
- Front interlock, 2022
- Backyard patio, 2024



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

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