




For Sale

399 Warmstone Drive

 Stittsville

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 20.01' x 102.95'

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Stylish Tamarack Eton 5 model townhome in the heart of Stittsville offering modern design & everyday comfort! Classic red brick adds warm curb appeal creating a welcome home with rare private driveway lined by stunning stone pads leading the way to front door. Home features bright contemporary layout built with functionality in mind. Main floor flows seamlessly between dining area & classic white kitchen including timeless white cabinetry, stainless steel appliances, walk in pantry, granite countertops + centre island with undermount sink, gooseneck faucet & overhang seating. Living room offers cozy retreat, anchored by angled fireplace with stone surround. Upstairs, primary bedroom suite boasts generous footprint, complete with custom walk-in closet & ensuite bathroom. Two additional bedrooms, full bath & second floor laundry rounds out the top level. Finished basement provides large recreation room with flexibility of use for versatile needs – dedicated work from home space, additional living area + more! Fully fenced backyard takes advantage of extra deep lot with walk-out tiered deck, expansive green space, plus carefully maintained vegetable & flower beds.

Stittsville

Set amongst parks & green space while still minutes from Hazeldean Road & Stittsville Main for ample shopping & dining options! Nearby Canadian Tire Centre for sports & entertainment, golf courses + great access to highway 417 & transit.



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, hoodfan
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, automatic garage door opener & remote, wood vegetable box in backyard

Exclusions

- Small evergreen tree in the backyard, 2 white garden boxes in backyard

Approximate Utility Costs

- Natural Gas (Enbridge): \$60/month
- Electricity (Hydro Ottawa): \$85/month
- Hot Water Heater, Rental (Cricket): \$55/month
- Water/wastewater: \$25/month
- Property taxes \$4,053/2024



Stylish Townhome

- Tamarack Eton 5 model townhome
- Modern design & thoughtfully finished
- Classic red brick adds warm curb appeal
- Rare private driveway lined by stunning stonework
- Front yard complete with modern landscaping, maximizing curb appeal & minimizing yard maintenance
- Oversized stone pads leading to front door create space for bonus sitting area or seasonal planters
- Quaint stone flower bed
- Welcoming front entrance with storage and partial bathroom
- Neutral colour palette
- Medium/dark hardwood flooring
- Bright contemporary layout
- Main floor flows seamlessly between dining & kitchen areas with direct access to backyard
- Classic white kitchen
 - Timeless white cabinetry
 - Stainless steel appliances
 - Walk-in pantry
 - Granite countertops
 - Stacked tile backsplash
 - Centre island with double basin undermount sink, gooseneck faucet & overhang seating
- Living room offers cozy retreat, anchored by angled fireplace with stone surround

Modern Design

- Primary suite boasts generous footprint
 - Custom walk-in closet
 - Ensuite bathroom featuring soaker tub, separate shower & double vanity
- Two additional bedrooms, full bath & second floor laundry with storage
- Carpeted flooring on upper level & in basement for added comfort
- Finished basement
 - Large recreation room with flexibility of use for versatile needs such as a dedicated work from home space, additional living area + more!
- Backyard takes advantage of extra deep 105ft lot
 - Fully enclosed with wood fencing for privacy
 - Two-tiered walk-out deck
 - Walkout portion sized for BBQing
 - Spacious ground level ideal for lounge or dining
 - Expansive green space for kids & pet to play or to customize to your unique needs
 - Carefully maintained vegetable & flower beds



Home Systems, Features & Upgrades

Approximate ages*

- Built by Tamarack in 2017
- Roof, asphalt shingles
- Furnace, forced air - natural gas
- Central air conditioning
- Municipal city water
- Single attached garage with interior access
- Fireplace - natural gas
- Updated powder bathroom
- Kitchen island shifted 1 ft back to create more room between island & fridge
- Stone accent wall surrounding fireplace
- Custom closet in master bedroom
- Upgraded double vanity in ensuite bathroom
- Exterior stone landscaping
- Backyard deck & fence



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

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