




*For Sale*

# 190 Jersey Tea Circle

 **Riverside South**

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 **3**

 **19.73' x 114.84'**

 **3**

Beautifully modernized townhome in popular Riverside South! Home exudes a welcoming feeling with covered front sitting area, full brick façade & attached garage. Inside, freshly painted crisp white walls & rich dark hardwood floors create a contemporary yet timeless feel. Tall ceilings, updated light fixtures & large windows fill the home with natural light, giving a bright & airy feel. Sunken foyer leads into main floor with open layout where sightlines stretch from front to back. Spacious formal dining room flows seamlessly into the living room tucked at the rear, framed by tall windows overlooking the backyard. Lovely kitchen connects to both living & dining spaces, making it ideal for hosting. Upstairs a versatile loft awaits, perfect for a home office or reading corner. Generous primary bedroom suite offers a walk-closet & private ensuite bathroom. The finished lower level is light & welcoming with sunlight pouring in from the main floor windows. A cozy gas fireplace anchors the recreation room while ample storage adds practicality to the home. Deep, fully fenced backyard features a play structure & defined garden beds – ready for family fun.



# Riverside South

Prime location offers convenience and walkability, minutes to new retail plaza, future core hub + LRT. Friendly neighbourhood is peppered with parks, schools & scenic walking paths!



## Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, play structure

## Approximate Utility Costs

- Natural Gas (Enbridge): \$72/month
- Electricity (Hydro Ottawa): \$110/month
- Hot Water Heater, Rental (Reliance): \$51/month
- Water/wastewater: \$50/month
- Property taxes \$4,980/2025



## Modernized Townhome

- Home exudes a welcoming feeling upon arrival
  - Covered front sitting area
  - Full brick façade
  - Attached garage with interior access
- Lovely interior with a timeless feel
- Freshly painted crisp white walls
- Rich dark hardwood floors
- Tall ceilings
- Updated light fixtures
- Large windows fill the home with natural light, giving a bright & airy feel
- Sunken foyer leads into main floor with open layout
- Sightlines stretch from front to back
- Spacious formal dining room
- Living room framed by tall windows overlooking the backyard
- Bright & spacious kitchen
  - Flat white cabinetry
  - Sleek dark countertops
  - Stainless steel appliances
  - Subway tile backsplash
  - Sunny eat-in area
  - Connected to both living & dining spaces, making it ideal for hosting



## Contemporary Design

- Modern railing on the staircase adds a stylish touch leading upstairs
- Beautiful upper level
  - Versatile loft area - perfect for a home office or reading corner
  - Full bathroom
  - Three great sized bedrooms
    - Generous primary bedroom suite offers a walk-in closet & private ensuite bath with long vanity, separate soaker tub & shower
- Finished basement
  - Light & welcoming with sunlight pouring in from the main floor windows
  - Cozy gas fireplace anchors the recreation room
  - Ample storage space
- Deep backyard ready for family fun & green thumbs
  - Fully fenced
  - Play structure
  - Defined garden beds



# Home Systems, Features & Upgrades

Approximate ages\*

- Built in 2009
  - Richcraft, Bancroft model
- Roof, asphalt shingles
- Furnace, forced air - natural gas
- Single attached garage with interior access
- Central air conditioning
- Duct cleaning, 2024
- Municipal city water
- Fireplace - natural gas
- Freshly painted throughout
- Painted garage floor
- Hardwood, carpet & tile flooring
- Laminate countertops
- Poured concrete foundation

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.





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

**Natalie McGuire**

Sales Representative

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