




*For Sale*

# 172 Romina Street

 Trailwest

 3

 3

 20.01' x 91.86'

 3

Exceptionally well-maintained townhome offers a spacious, open-concept design with impressive living space on every level! Sunken foyer and curved staircase set an elegant tone on entry, leading into the main level with dark hardwood floors & bright white walls creating a fresh, modern feel. Dining room flows naturally into the living room featuring a large window that fills the space with natural light and a gas fireplace that adds warmth & charm. Adjacent kitchen is thoughtfully laid out with efficient U-shaped counter/cooking area, extended cabinetry for ample storage, and the option for a small eat-in area. Primary bedroom is a spacious retreat with its vaulted ceiling, bay window, walk-in closet, and a private ensuite bathroom. Lower level is a highlight of the home, with an extra-wide finished basement with pushed back wall making it much larger than typical for this model. Large windows and wood-pattern flooring keep the space bright and inviting, offering endless flexibility for recreation, hobbies, or a home office. Outside, the fully fenced backyard combines a stone patio with a grassy area, creating the perfect spot for BBQ's, gatherings, or simply relaxing with minimal upkeep required.



# Trailwest

Popular location takes advantage of a setting that blends convenience & natural beauty. Steps away, Monahan Pond offers scenic walking paths, along with excellent parks and schools nearby. Nestled quietly between Eagleson Rd. and Terry Fox Dr. quick commuting & easy access to endless shopping and dining options. Well connected to transit!



## Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, hoodfan
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, tall cabinets in bathroom and bedroom, automatic garage door opener & remote

## Exclusions

- Microwave

## Approximate Utility Costs

- Natural Gas (Enbridge): \$63/month
- Electricity (Hydro Ottawa): \$80/month
- Hot Water Heater, Rental (Enercare): \$48/month
- Water/wastewater: \$45/month
- Property taxes \$4,096/2025



## Well-Maintained Townhome

- Open-concept layout with impressive living space on every level
- Sunken foyer and curved staircase sets an elegant tone upon entry
- Main level with dark hardwood floors and bright white walls creating a fresh, modern feel
- Lovely dining room that flows naturally into the living room
- Bright living room at back of the home, featuring a large window that fills the space with natural light + a gas fireplace that adds warmth & charm
- Adjacent kitchen is thoughtfully laid out
  - Efficient U-shaped counter/cooking area
  - Extended cabinetry for ample storage,
  - Option for a small eat-in area
- Upstairs 3 bedrooms & a shared full bathroom providing comfortable accommodations for family or guests
  - Primary bedroom is a spacious retreat with its vaulted ceiling, bay window, generous walk-in closet, & a private ensuite bathroom complete with a soaker tub & separate shower



## Spacious Design

- Lower level is a highlight of the home, with an extra-wide finished basement
  - Pushed back wall making it much larger than typical for this model
  - Large windows
  - Wood-pattern flooring keep the space bright & inviting
  - Endless flexibility for recreation, hobbies, or a home office
- Fully fenced backyard
  - Stone patio
  - Grassy area
  - The perfect spot for BBQ's, gatherings, or simply relaxing with minimal upkeep required





# Home Systems, Features & Upgrades

Approximate ages\*

- Built in 2010
  - Claridge Homes, Sterling model
- Furnace, forced air - natural gas
  - Annual maintenance last completed in October 2024
- Single attached garage with interior access
- Central air conditioning
- Natural gas fireplace
- Roof, asphalt shingles
- Municipal city water
- 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

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

Royal LePage • Carling  
613 • 725 • 1171  
1723 Carling Avenue  
Ottawa, ON, K2A 1C8



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

