



For Sale

252 Tim Sheehan Place

 **Stittsville**

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 **20.01 x 101.87**

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Gorgeous Scarlet model townhome proudly built by EQ Homes in 2019 offers a sleek and sophisticated living space with striking curb appeal. The exterior sets the tone with a dark colour palette, covered front entry, and attached single-car garage. Inside, a sunken foyer leads into the main level, where tall ceilings, mid-tone hardwood floors, and crisp white walls create an open & airy feel. The linear open-concept layout provides seamless sightlines throughout, while the neutral finishes form a timeless backdrop for any style. Sunlit living & dining areas overlook the classic kitchen, equally a stylish focal point of the home and a functional space for cooking and hosting. Finished with gleaming quartz countertops, a centre island with overhang seating, walk-in pantry and stainless-steel appliances. Upstairs, the primary bedroom retreat is a true highlight, generously sized bedroom, two walk-in closets including one oversized space, and a private ensuite bathroom with a glass-door shower. Two additional bedrooms, a full bathroom and the convenience of second-level laundry complete the upper floor. The fully fenced backyard offers a private and versatile outdoor space, with a grassy lawn and covered back exit that adds a sense of privacy.



Stittsville

Perfectly located in a friendly neighbourhood, ideal for young professionals, families & downsizers. Steps from a great park and close to good schools! Nearby recreation centres & a large retailer, quick drive connects you to endless dining, shops and entertainment along Terry Fox, Hazeldean & Stittsville Main.

Inclusions

- Kitchen appliances: stove, refrigerator, dishwasher, microwave/hoodfan
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors

Approximate Utility Costs

- Hot Water Heater, Rental (Enercare)
- Property taxes \$4,317/2025



Spacious Townhome

- Sleek and sophisticated townhome with striking curb appeal
- Elegant dark colour palette
- Covered front entry
- Attached single-car garage
- Sunken welcoming foyer leads into the main level
- Plenty of space to settle in
- Convenient partial bathroom
- Tall ceilings
- Hardwood floors & crisp white walls
- Open and airy feel with plenty of sunlight
- Linear open-concept layout provides seamless sightlines throughout
- Neutral finishes form a timeless backdrop for any style
- Sunlit living and dining areas overlook the classic kitchen
- Truly turnkey & move in ready!

Modern Design

- Stylish kitchen creates a focal point of the home
 - Gleaming quartz countertops,
 - Centre island with overhang seating
 - Walk-in pantry
 - Double basin undermount sink with goose neck faucet
 - Subway tile backsplash
 - Stainless-steel appliances
- Primary retreat is a true highlight
 - Generously sized bedroom
 - Two walk-in closets including one oversized space
 - Private ensuite bathroom with a glass-door shower.
- Two additional bedrooms upstairs
- Carpeted flooring in bedrooms for added comfort
- Full bathroom with a shower and tub combination
- Convenience of second-level laundry
- Fully fenced backyard offers a private and versatile outdoor space
 - Grassy lawn and a covered back exit adds a sense of privacy



Home Systems & Upgrades

approximate ages

- Built by EQ Homes in 2019
 - Scarlet model
- Roof, Asphalt Shingles
- Furnace, Forced Air - Natural Gas
- Central Air Conditioning
- Municipal City Water
- Single Attached Garage with Interior Access
- Hardwood, Carpet & Tile flooring
- Freshly painted throughout
- Professionally cleaned

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*?**

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