



For Rent

558B Ashbourne Cres

 **Stonebridge**

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Bright, brand-new lower-level unit is nestled in a lovely Stonebridge townhome and offers a rare opportunity to enjoy a never-lived-in space, with utilities included for easy, worry-free living. Charming stone walkway leads to a private entry around the side of home. Inside, a ground-level foyer with a coat closet keeps things organized. The interior is finished in a fresh, modern palette with light vinyl flooring, neutral grey walls, smooth ceilings, recessed lighting, and large windows that fill the space with natural light. Open-concept main living area flows seamlessly into the kitchen, offering a practical and functional layout. Kitchen is equipped with upgraded stainless steel appliances, classic white shaker cabinetry and granite countertops. Living room is comfortable and versatile, perfect for a cozy sofa setup, TV area, and/or a work-from-home nook. Layout offers three well-proportioned bedrooms, one with a walk-in closet. Full bathroom is finished with oversized tiles that feel clean & contemporary and includes a shower/tub combination. In-unit laundry, and driveway parking is included for one vehicle (possibly two smaller cars). Nestled in a friendly & safe area with excellent parks, nature trails and Stonebridge Golf Club. Close to nearby recreation centres & minutes to everyday amenities. Well-connected to transit for simple commuting.



Tenant is Responsible for:

Monthly Rent

- To be paid to Landlord the 1st of each month prior to 5 p.m.

Maintenance

- Changing furnace filters seasonally
- Changing light bulbs
- Keeping interior of home clean & in tidy state
- Removing garbage & recycling from home
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof

Inclusions

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

Pets & Smoking

- Preference for no pets
- Smoking is prohibited

Backyard Use

- Backyard use is not permitted



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

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



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