



For Sale

807 Clapham Terrace

 Stittsville

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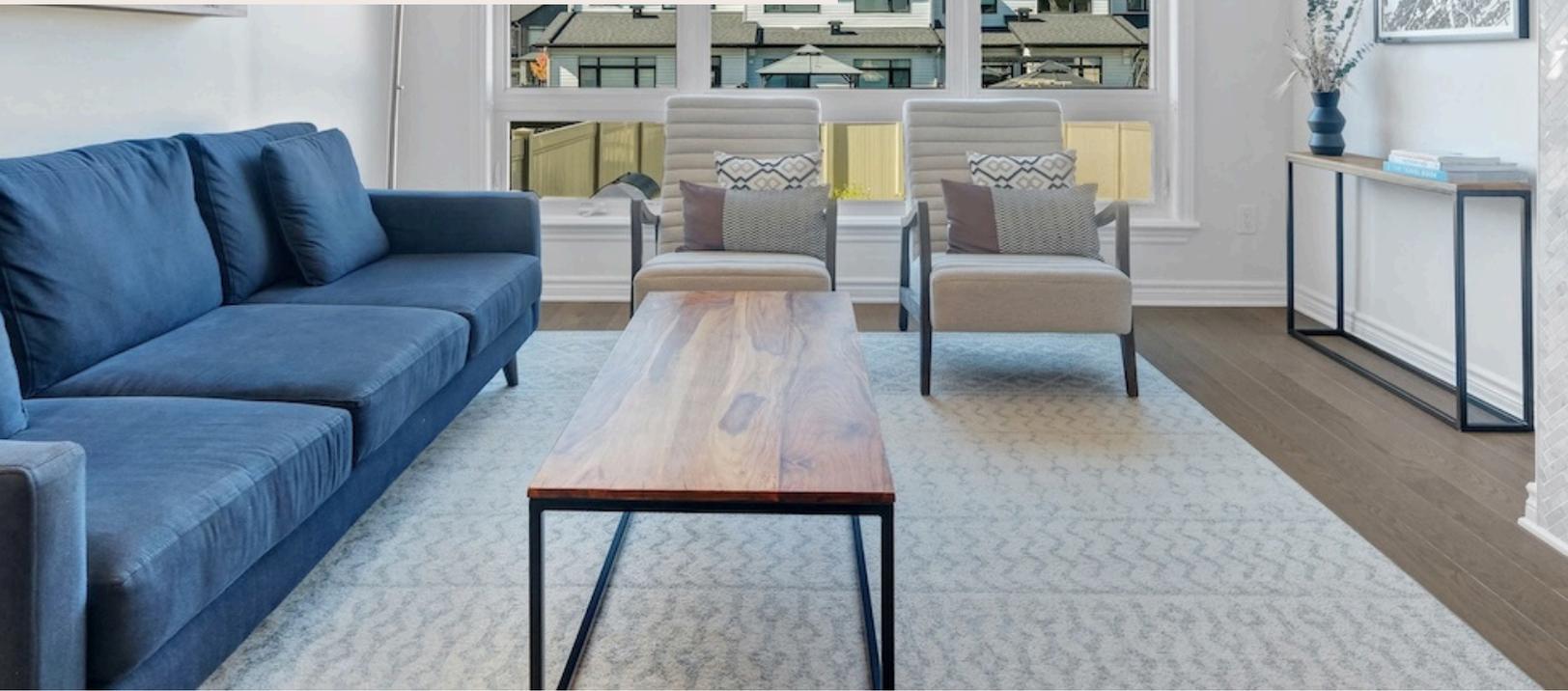
 20.01' x 118'

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Refined, modern living in a quality Richcraft built Hudson model townhome boasting thoughtful design & everyday livability. Covered front entry leads to a welcoming sunken foyer with impressive tall ceilings that set the tone for a bright & open interior. Neutral walls and finishes throughout, large windows flood the space with natural light, highlighting the mid-tone hardwood floors & elegant wooden staircase with modern railing. Classic white kitchen, beautifully appointed with a walk-in pantry, quartz countertops and a striking waterfall countertop peninsula. Adjoining the kitchen, the dining area flows easily into the inviting living space beneath a wall of windows overlooking the backyard & anchored by a cozy gas fireplace. Generously sized primary suite offers a serene retreat with a walk-in closet and an ensuite bath. Two additional bedrooms and an intelligently designed additional full bathroom with separate dual-sink areas make morning routines seamless. Second-level laundry adds tons of convenience. Finished basement expands your living footprint with a spacious L-shaped recreation room, ideal for media, games, or a home gym. Premium, extra-large, fully PVC fenced backyard, complete with a walk-out wood deck & plenty of grass for play, pets or gardening.

Stittsville

Located in vibrant & growing Stittsville, moments from nature & daily conveniences. Steps from a lovely, wooded park & playground & the Trans Canada Trail, ideal for commuting & outdoor enjoyment. Minutes from schools, recreation facilities, shopping & dining, with easy access to travel routes throughout.



Inclusions

- Kitchen appliances: dishwasher, refrigerator, stove, hoodfan
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, automatic garage door opener & remote, external natural gas hookup

Exclusions

- Curtains & rod in nursery & primary bedroom
- Wifi light switches in front hall & nursery
- Freezer in basement
- Shed

Approximate Utility Costs

- Natural gas (Enbridge): \$60/month
- Electricity (Hydro Ottawa): \$70/month
- Hot water heater (Enercare): \$57/month
- Water/wastewater: \$71/month
- Property taxes \$4,573/2026



Modern Townhome

- Quality Richcraft-built, 2020
 - Hudson model townhome
- Refined, modern living
- Covered front entry
- Welcoming sunken foyer with impressive tall ceilings
- Bright & open interior
- Neutral walls & finishes throughout
- Fresh & timeless backdrop
- Large windows flood the space with natural light
- Mid-tone hardwood floors including an elegant wooden staircase with modern railing
- Classic white kitchen at the centre of the home
 - Beautifully appointed with a walk-in pantry
 - Quartz countertops
 - Striking waterfall countertop peninsula that is a real showpiece for prep & casual dining
 - Higher-end stainless-steel appliances, including a gas range
- Lovely dining area
- Inviting living space at the rear of the home
 - Wall of windows overlooking the backyard & anchored by a cozy gas fireplace



Thoughtful Design

- Spacious upper level
 - Generously sized primary suite offering a serene retreat
 - Walk-in closet
 - Ensuite bathroom featuring a stone-topped vanity with two sinks & a large walk-in shower with glass doors
 - Two additional bedrooms
 - Intelligently designed additional full bathroom with separate dual-sink areas make morning routines seamless
 - Conveniently located second-level laundry
- Finished basement
 - Expands your living footprint with
 - Spacious L-shaped recreation room, ideal for media, games, or a home gym
- Premium, extra-large, fully PVC fenced backyard
 - Walk-out wood deck
 - Plenty of grass for play, pets or gardening



Features, Systems & Updates

approximate ages

- Built in 2020
- Furnace, forced air - natural gas, 2020
- Central air conditioning, 2020
- Hot water heater, 2020 - rental
- Roof, asphalt shingles, 2020
- Windows & doors, 2020
- Municipal city water
- Poured concrete foundation
- Siding & brick exterior
- Single attached garage with interior access
- Fireplace - natural gas
- Quartz herringbone tile around fireplace
- Engineered hardwood, ceramic tile & carpet flooring
- Butcherblock & quartz counters
- Premium extra large backyard
- Waterfall kitchen countertop
- Gas stove
- Wooden staircase

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

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