



*For Sale*

# 6424 Timothy Court

 **Convent Glen North**

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 **3**

 **Condo Townhome**

 **2**

Ideally set on a quiet court, this beautifully updated condo townhome boasts serene contemporary style! Raised wood walkway leads to the front door, creating an inviting sitting area. Foyer offers a comfortable space to settle in, opening to a home finished in a cool, subdued colour palette that feels tranquil & refined. Mid-tone laminate flooring runs throughout most of the home for a clean, fresh aesthetic. Crisp white kitchen features modern smooth-front cabinetry, white countertops, a delicate backsplash, and tons of storage & cooking space. Just steps from the dining area, entertaining is easy and effortless. Living room feels tucked away and comfortable, highlighted by a built-in floating media console. Patio doors open directly to the fully fenced backyard, boasting a wood landing/BBQ deck, stone patio, and lush foliage. Primary suite is generously sized with a large wall-to-wall closet and convenient cheater access to the main bathroom. Two additional bedrooms are complemented by an updated full bath that feels truly luxe. Fully finished basement expands the living space significantly with an L-shaped layout that creates nicely defined zones for a recreation room, home office, or hobby space. A second full bathroom features an oversized glass-panel shower & striking tile design.

# Convent Glen North

Wonderful, friendly neighbourhood offers great walkability – minutes to many schools, the LRT & everyday needs like groceries & pharmacy. A quick drive to St. Joseph Blvd., lined with endless shopping & dining options, as well as Petrie Island Park & Beach, offers year-round recreation & summer waterfront enjoyment. Approximately two minutes from the highway, commuting is a breeze.



## Inclusions

- Kitchen appliances: refrigerator, dishwasher (2025),
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls

## Exclusions

- Stove

## Approximate Utility Costs

- Natural Gas (Enbridge): \$86/month
- Electricity (Hydro Ottawa): \$118/month
- Hot Water Heater (Reliance): \$25/month
- Property taxes \$3,003/2025

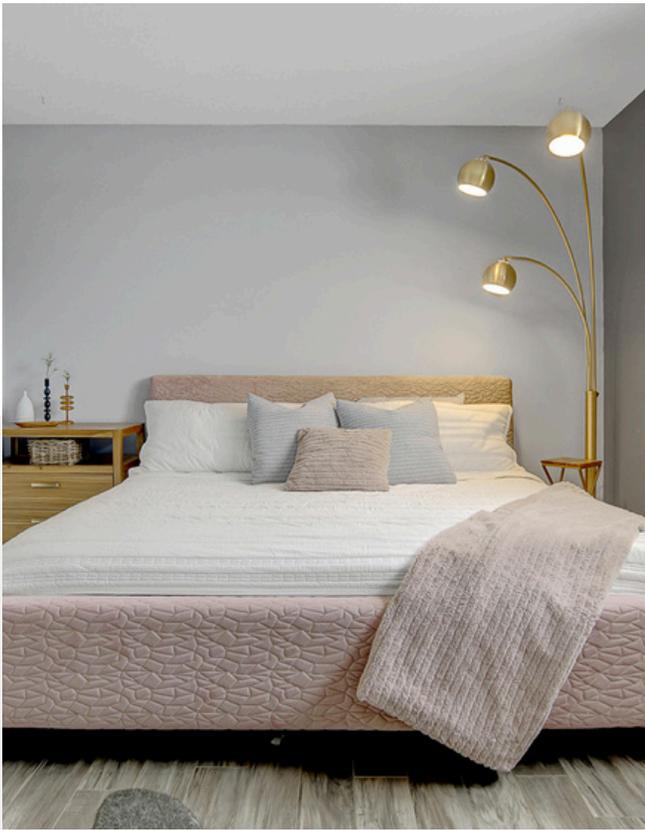


## Updated Townhome

- Ideally set on a quiet court
- Calm & serene, contemporary style
- Large & inviting front deck with sitting area that sets the tone before even stepping inside
- Foyer offers a comfortable space to settle in
- Home finished in a cool, subdued colour palette that feels both tranquil & refined
- Mid-tone laminate flooring runs throughout most of the home
- Minimal carpet limited to the stairs for a clean, fresh aesthetic
- Crisp white kitchen
  - Modern smooth-front cabinetry
  - White countertops
  - Delicate scalloped backsplash
  - Tons of storage & cooking space
- Dining room just off the kitchen making entertaining easy & effortless
- At the back of the home, the living room feels tucked away & comfortable, highlighted by a built-in floating media console
- Patio doors open directly to the fully fenced backyard
  - Wide wood landing/BBQ deck
  - Stone patio
  - Lush foliage adding privacy, including beautiful hydrangea & magnolia trees

## Contemporary Style

- Upstairs hosts a lovely layout
- Primary suite is generously sized with a large wall-to-wall closet & convenient cheater access to the main bathroom
- Two additional, well-sized bedrooms
- Updated full bath that feels truly luxe
  - Oversized wall tiles
  - Elegant brass fixtures, including double shower heads
  - Built-in Bluetooth-enabled tech
- Fully finished basement expands the living space significantly
  - L-shaped layout creates nicely defined zones for a recreation room, home office or hobby space
  - Second full bathroom in basement features an oversized glass-panel shower, striking black-and-white tile design giving it a high-end hotel-like feel



## Features, Systems & Updates

\*approximate ages\*

- Built in 1984
- Furnace, forced air - natural gas, 2008
- Central air conditioning, 1999
- Municipal city water
- Roof, asphalt shingles
- Poured concrete foundation
- Brick & siding exterior
- Single attached garage with interior access to home
- Updated full bathroom, 2023
- Updated basement
  - Floors Stair treads
  - Baseboards
  - Bathroom, 2021
- Updated kitchen, 2025

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.

## Condo Fee & Inclusions

- Eastern Ontario Property Management Group
  - 613-918-0145
- Fee approximately \$225/month
- Fee includes:
  - Water/wastewater
  - Snow removal
  - Garbage removal
- Status Certificate on file and available upon request



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

**Natalie McGuire**

Sales Representative

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