



For Sale

776 Miikana Road

 Findlay Creek

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 20.01' x 107.78'

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Sunlight hits every corner of this beautifully maintained EQ Homes 2021 built townhome, creating a space that feels fresh, airy and effortlessly modern. Rich dark hardwood floors, smooth ceilings, recessed lighting, and soft neutral walls set a clean, contemporary backdrop throughout the open-concept main level. Large windows flood the space with sunshine giving the entire home a warm, inviting glow. Kitchen boasts sleek, flat-faced dark wood-tone cabinetry, quartz counters, crisp white backsplash & stainless steel appliances. Generous island with seating anchors the space and naturally connects to the dining and living areas. Direct access to the backyard makes summer BBQs and outdoor lounging effortless. Upstairs, plush and durable Berber carpeting adds comfort. Spacious primary retreat features a walk-in closet and private ensuite bathroom, while two additional bedrooms and a full bathroom provide flexibility for family, guests, or a home office. Fully finished basement offers even more living space with a bright recreation room plus plenty of storage. Backyard is a blank canvas ready for your vision, fenced on two sides with a handy walk-out deck straight from the kitchen.

Findlay Creek

A family-friendly community known for its parks, walking trails & green spaces. Conveniently close to schools, shops, restaurants & amenities - plus the brand new Hard Rock, golf & the Ottawa Airport within minutes



Inclusions

- Kitchen appliances (2021): dishwasher, refrigerator, stove, microwave/hoodfan
- Washer & dryer (2021), all light fixtures, window blinds, bathroom mirrors, automatic garage door opener & remote, Nest thermostat

Approximate Utility & Property Taxes

- Hot water tank (Cricket Home Comfort) - rental
- Property taxes: \$4075/2025



Modern Townhome

- Beautifully maintained townhome
- Built in 2021
- Space feels new, airy & modern
- Rich dark hardwood floors
- Smooth ceilings
- Recessed lighting
- Soft neutral walls
- Open-concept main level
- Large windows flood the space with natural light
- Well-appointed kitchen
 - Sleek, flat-faced dark wood-tone cabinetry
 - Gleaming quartz counters
 - Crisp white backsplash
 - Stainless steel appliances
 - Generous island with seating
 - Anchors the space & naturally connects to the dining and living areas
 - Perfect for casual breakfasts or entertaining friends
 - Direct access to the backyard makes summer BBQs & outdoor lounging effortless

Inviting Design

- Upstairs, plush and durable Berber carpeting adds comfort underfoot
 - Spacious primary bedroom retreat features a walk-in closet & private ensuite bathroom with an oversized shower
 - Two additional well-sized bedrooms
 - Full bathroom with a tub/shower combo
- Fully finished basement
 - More living space with a bright recreation room that's ideal for movie nights, a playroom, gym or workspace
 - Plenty of storage space
- Backyard is a blank canvas ready for your vision
 - Fenced on two sides
 - Handy walk-out deck straight from the kitchen
 - Perfect as is for kids and pets to play
 - Lots of potential to personalize into a private oasis



Features, Systems & Updates

approximate ages

- Built in 2021 by EQ Homes
 - Juniper model
- Furnace, forced air - natural gas, 2021
- Central air conditioning, 2021
- Roof, asphalt shingles, 2021
- Hot water heater, 2021 - rental
- Municipal city water
- Poured concrete foundation
- Siding & brick exterior
- Single attached garage with interior access
- Quartz countertops
- Hardwood, carpet & tile flooring

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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