




For Sale

148 Jersey Tea

 **Riverside South**

 **3**

 **3**

 **20 ft x 120 ft**

 **2**

Sun-filled and thoughtfully upgraded, this townhome delivers a blend of comfort, style and everyday functionality in one of the city's most desirable growing communities. Covered front entry with a sitting area before stepping inside to a bright, neutral interior finished with light hardwood floors. Sunken foyer opens into a seamless main level defined by oversized windows and an open-concept layout. Well-appointed kitchen, recently renovated (2023), finished with light wood toned cabinetry with under cabinet lighting, dark granite countertops, stainless steel appliances, and a corner pantry, while a large peninsula with casual seating anchors the space. Upstairs, a custom skylight enhances the sense of openness throughout with plush carpets underfoot (2023). Primary suite stands out for its scale and comfort, offering a walk-in closet and a fully renovated spa-inspired ensuite bathroom (2022). Two additional bedrooms are well proportioned and share a full bathroom, while additional finished space provides flexibility for storage or convenient 2nd level laundry with existing rough-in. Lower level extends the living space with a fully finished recreation room featuring large windows and a corner gas fireplace. Beautifully layered outdoor living with a walkout deck that steps down to a stone patio. Backyard is fully fenced with a modern dark finish and privacy landscaping at the rear, offering a clean, low-maintenance setting.

Riverside South

Prime location in an established yet fast-growing, family-oriented community known for its extensive network of parks, playgrounds & scenic waterside trails. Excellent walkability – just down the road from future main core, brand new retail plaza & LRT. Strong selection of schools & everyday amenities. Thoughtful planning makes this area highly desirable for family & professional life.



Inclusions

- Kitchen appliances: refrigerator (2008), stove (2008), dishwasher (2020), microwave (2016), hood fan (2023), freezer in basement (2009)
- Washer (2008), dryer (2023), all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, alarm system, automatic garage door opener & remote, BBQ x 2 (charcoal bbq & gas bbq), lawn mower, garbage cans, recycling bins, umbrella, backyard furniture, cushion storage

Approximate Utility Costs

- Natural gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$100/month
- Hot water heater (Enercare): \$46/month
- Water/wastewater: \$65/month
- Property taxes \$4,165/2026



Sun-filled Townhome

- Blend of comfort, style & everyday functionality
- Covered front entry with a sitting area creates a welcoming first impression
- Interior garage access
- Bright, neutral interior finished with light hardwood floors
- Welcoming sunken foyer with plenty of space to settle in
- Mirrored entrance closet
- Convenient powder bathroom
- Seamless main level
 - Oversized windows
 - Open-concept layout that supports both relaxed daily living & effortless entertaining
- Well-appointed kitchen
 - Recently renovated
 - Light wood toned cabinetry
 - Under cabinet lighting
 - Dark granite countertops
 - Modern black hardware
 - Stainless steel appliances
 - Corner pantry
 - Large peninsula with casual seating
 - Comfortable cork flooring

Thoughtfully Updated

- Upstairs, a custom skylight enhances the sense of openness throughout
- Plush carpeted floors
- Primary suite stands out for its scale & comfort
 - Walk-in closet
 - Fully renovated spa-inspired ensuite
 - Oversized glass shower featuring dual heads including rain head
 - Separate soaker tub
 - Two additional well proportioned bedrooms
 - Relaxing full bathroom
 - Additional finished space provides flexibility for storage or convenient 2nd level laundry with existing rough-in
- Lower level extends the living space
 - Fully finished recreation room
 - Large windows
 - Corner gas fireplace operated by remote control
 - Bright & inviting space for lounging or entertaining
- Beautifully layered outdoor living with a walkout level deck that steps down to a stone patio
 - Fully fenced with a modern dark finish
 - Privacy landscaping at the rear
 - Clean, low-maintenance setting ideal for both entertaining & quiet evenings



Features, Systems & Updates

approximate ages

- Built by Urbandale in 2008
 - Sunnyvale model
- Furnace, forced air - natural gas, 2008
- Roof, asphalt shingles, 2008
- Windows & doors, 2008
- Central air conditioning, 2019
- Hot water heater - rental, 2024
- Fireplace - natural gas
- Poured concrete foundation
- Municipal city water
- Siding & brick exterior
- Single attached garage with interior access
- Hardwood, carpet, tile & cork flooring
- Quartz & granite countertops
- Storm door
- Insulated furnace walls for noise reduction
- Large skylight over staircase
- Laundry in the basement + top floor rough-in for laundry
- Ensuite bathroom renovation, 2022
- Toilets, 2022
- Carpet - upper level, 2023
- Kitchen renovation, 2023
- Bathroom renovations, 2018
- Potlights & upgraded light fixtures, 2009
- Stone backyard patio & front walkway, 2019
- Professional deck, 2010

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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