




For Sale

218 Hawkeswood Drive

 **Riverside South**

 **3**

 **3**

 **101.71' x 20.01'**

 **3**

Crisp and contemporary, this Richcraft Grafton model built in 2021 carries the feel of newer construction while showcasing the builder's well-known functional layouts and modern finishes - all set within expanding Riverside South. Classic brick exterior, covered front entry and parking for three create strong curb appeal upon arrival. Sunken foyer opens into a bright open-concept main level finished with white walls, dark hardwood flooring, tall ceilings, and recessed lighting for a clean, timeless feel throughout. Layout flows effortlessly - formal dining area situated across from kitchen offering classic white finishes with shaker-style cabinetry, gleaming quartz countertops, matching backsplash and a large walk-in pantry. Living area is framed by extra-large windows and a patio door surrounding a central natural gas fireplace. Powder bathroom and interior access to the single-car garage complete the main level. Three bedrooms are thoughtfully laid out, including a spacious primary suite featuring large windows, a walk-in closet and ensuite bathroom. Second-floor laundry, a major everyday convenience. Fully finished basement with a recreation room that offers excellent flexibility as a theatre room, office setup or hobby space. Fully fenced backyard features a stone patio and a nice sense of openness to the right side thanks to offset rear homes - a subtle detail that gives the outdoor space a more open feel.

Riverside South

Well situated in one of Ottawa's fastest-growing and family oriented communities, known for its parks, schools and walking trails, including along the Rideau River, as well as its strong sense of community. Minutes from the Limebank LRT extension, growing retail hubs, and everyday amenities - the neighbourhood offers an ideal balance of suburban calm & urban connectivity.



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, hood fan, freezer
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, central built-in vacuum, external natural gas hookup

Approximate Utility Costs

- Natural gas (Enbridge): \$90/month
- Electricity (Hydro Ottawa): \$75/month
- Hot water heater (Enercare): \$58/month
- Water/wastewater: \$30/month
- Property taxes \$4,488/2025



Contemporary Townhome

- Newer construction showcasing functional layout & modern finishes
- Strong curb appeal
 - Classic brick exterior
 - Covered front entry
 - Parking for three
- Inside, a sunken foyer opens into a bright open-concept main level
 - Bright white walls
 - Dark hardwood flooring
 - Tall ceilings
 - Recessed lighting
- Clean, timeless feel throughout home
- Layout flows effortlessly
- Formal dining area situated across from the kitchen
- Bright & sunny kitchen
 - Classic white finishes
 - Shaker-style cabinetry
 - Gleaming quartz countertops
 - Matching backsplash
 - Upgraded stainless steel appliances
 - Large walk-in pantry
- Convenient powder bathroom
- Interior access to single-car garage

Modern Finishes

- Bright living area framed by extra-large windows, patio door and central natural gas fireplace
- Spacious upper level with three bedrooms thoughtfully laid out
 - Generous primary bedroom suite at the front of the home featuring large windows, a walk-in closet, and ensuite bathroom with glass shower
 - Sleek full bathroom
 - Convenient second-floor laundry
- Fully finished basement
 - Recreation room can be used as a theatre room, office setup, or hobby space
 - Colour drenched in a striking black finish
 - Space feels especially well suited for cozy movie nights or relaxed evenings in
 - Plenty of room for a large sectional & entertainment setup
- Fully fenced backyard
 - Stone patio
 - Nice sense of openness to the right side thanks to offset rear homes
 - Subtle but meaningful detail that gives the outdoor space a more open feel



Features, Systems & Updates

approximate ages

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

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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