




*For Sale*

# 200 Rivertree Street

 **Emerald Meadows**

 **3**

 **3**

 **37.01' x 81'**

 **4**

Positioned on a spacious corner lot across from a park & walking path, stunning detached home with generous outdoor space and a layout designed for comfortable everyday living. Charming exterior framed by lush foliage, a white picket fence, and an L shaped porch perfect for a morning coffee or sunbathing. Welcoming sunken foyer with a double closet opens onto main living area. Dining & living room both overlook a well-appointed kitchen that features white cabinetry with crown moulding, contrasting medium wood-tone centre island, stone countertops & upgraded appliances. Upstairs a spacious loft with a peaked ceiling a arched window offers flexibility as a second living area, office or playroom, with potential to be converted into a fourth bedroom if desired (negotiable with Seller). Primary bedroom boasts two closets along with a generous ensuite bath. Two additional bedrooms complete the level plus another full bath. Backyard makes full use of the large corner lot, offering a vast outdoor space accessible from the dining area. Ground-level wood deck set beneath a mature tree, with tall fencing along the rear and side for privacy, and shorter fencing toward the front to keep the view open. The seamless connection between the dining area and backyard creates excellent indoor-outdoor living for entertaining, dining and everyday enjoyment. Plenty of grassy space with room for a future pool while still leaving space to play, garden or entertain.

# Emerald Meadows

Well situated in a neighbourhood known for family-friendly streets, parks, schools, walking & biking trails. Thoughtfully planned with a focus on green space & everyday convenience. Steps from Meadowbreeze Park offering tennis courts, an outdoor rink, soccer fields & more. Minutes to shopping & dining along Eagleson, Terry Fox & Kanata Centrum. Well connected with transit for easy commuting.



## Inclusions

- Kitchen appliances: refrigerator (2017), stove, dishwasher, microwave/hoodfan
- Washer & dryer, hot water heater, all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, BBQ, central built-in vacuum, wall mounted TV, outdoor furniture, deck box, outdoor umbrella, rain barrel, hanging plants, extra deck boards, tiles, paint, etc.

## Approximate Utility Costs

- Natural gas (Enbridge): \$90/month
- Electricity (Hydro Ottawa): \$80/month
- Water/wastewater: \$70/month
- Property taxes \$5,311/2025



## Sun-Filled Home

- Positioned on a spacious corner lot across from a park & walking path
- Charming exterior
  - Framed by lush foliage
  - Hanging planters
  - White picket fence
  - L shaped wrap around porch
    - Perfect for a morning coffee or sunbathing
  - Double attached garage
- Layout designed for comfortable everyday living
- Sun-filled & cohesive interior
- Light neutral walls & hardwood flooring
  - Carpet only on the stairs
- Sunken front foyer with double closet creates a practical entry point
- Home opens into the main living area
- Dining room & living room sit at the heart of the layout
  - Overlooking the kitchen keeping the space connected & functional
- Well-appointed kitchen
  - White cabinetry adorned with crown moulding
  - Medium wood-tone centre island with seating
  - Stone countertops
  - Upgraded stainless steel appliances

## Cohesive Design

- Spacious upper level layout
- Generous loft area with peaked ceiling & arched window
  - Flexibility as a second living area, office, or playroom with potential to be converted into a fourth bedroom if desired (negotiable with Seller)
- Primary bedroom boasts two closets, including a walk-in, along with an ensuite bathroom featuring a long vanity, double faucets over an extended sink & a shower/tub combination
- Two additional bedrooms complete the level, including one with beautiful windows along two walls
- Full main bathroom
- Vast fenced backyard that makes full use of the large corner lot
  - Seamless connection between the dining area & backyard creates excellent indoor-outdoor living & entertaining
  - Ground-level wood deck set beneath the shade of a mature tree
  - Tall fencing along the rear and side for privacy
  - Shorter fencing toward the front to keep the view open
  - Plenty of grassy space with room for a future pool while still leaving space to play, garden or entertain



## Features, Systems & Updates

\*approximate ages\*

- Built in 2013 by Mattamy
  - Marigold model
- Furnace, forced air - natural gas, 2013
- Hot water heater - owned, 2013
- Central air conditioning, 2013
- Roof, asphalt shingles, 2013
- Windows & doors, 2013
- Paint, 2026
- Municipal city water
- Siding & brick exterior
- Poured concrete foundation
- Hardwood & carpet flooring
- Granite & quartz countertops
- Custom kitchen backsplash
- Double 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*?**

**Natalie McGuire**

Sales Representative

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