




For Sale

200 Rivertree Street

 **Emerald Meadows**

 **3**

 **3**

 **37.01' x 81'**

 **4**

Detached home on a spacious corner lot with generous outdoor space & a layout designed for comfortable everyday living. Charming exterior framed by lush foliage, hanging planters, a white picket fence, and an L shaped wrap around porch. Interior is sun-filled and finished with neutral coloured walls & light hardwood flooring throughout - carpet only on stairs. Dining & living room both overlook a well-appointed kitchen that keeps the space connected & functional. Kitchen has white cabinetry with crown moulding, contrasting medium wood-tone centre island with seating, stone countertops & stainless steel appliances. Spacious loft space with peaked ceiling and arched window, providing excellent flexibility as a second living area, office or playroom. Primary bedroom boasts two closets, including a walk-in, along with a spa inspired ensuite bathroom. Two additional bedrooms complete the level, including one with beautiful windows along two walls + another full bathroom. Backyard makes full use of the large corner lot, offering a vast fenced outdoor space accessible from the dining area. Steps lead down to a 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 neighbourhood view open. Plenty of grassy space for room 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
- Mature surroundings & generous outdoor space
- Charming exterior
 - Famed 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 throughout
 - 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, playroom or reading space
- 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
 - Accessible from the dining area
 - Steps lead down to a 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 neighbourhood view open
 - Plenty of grassy space, providing room to play, garden, entertain, or shape the yard to suit your needs



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*?**

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