




*For Sale*

# 19 Santa Cruz Private

 Riverview Park

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 30' x 84.67'

Bright, airy and thoughtfully laid out, this corner-unit townhome offers low-maintenance living and a spacious layout, all within a quiet enclave just minutes from the city core. Set on an extra-large lot lined with mature landscaping and stone walkways. Single-car garage and low-maintenance exterior add everyday practicality. Open-concept layout with light hardwood floors, neutral walls, tall ceilings and large windows along two sides create an elevated and sun-filled atmosphere. Living room is generously sized and anchored by a gas fireplace, flowing naturally into the dining area. Kitchen boasts extensive cabinetry for storage, excellent counter space, stainless steel appliances, granite countertops and an eat-in area. Second level continues with hardwood flooring and opens onto a bright landing area. Primary bedroom is especially inviting, featuring double-door entry, peaked ceilings, and a walk-in closet. Two additional bedrooms and a beautifully renovated full bathroom complete the level. Fully finished lower level adds valuable living space with a bright recreation room, a separate office or hobby room and plenty of storage space. Outside, the backyard has been thoughtfully designed for low-maintenance living, with extensive stone patio landscaping. Fully fenced and edged with mature gardens, the space feels private, practical and easy to enjoy.

# Riverview Park

Nestled within a quiet, tree-lined pocket just minutes from the city, this location is easily accessible to endless shopping & dining options at Trainyards while still feeling tucked within a community with ample open green space, wooded walking paths & parks. Nearby CHEO & The Ottawa Hospital, along with quick access to transit routes & Highways 174 & 417, make commuting simple.



## Inclusions

- Kitchen appliances: refrigerator (2016), stove (2016), dishwasher (2016), microwave, hood fan, freezer
- Washer & dryer (2016), all light fixtures, window blinds, window curtains, bathroom mirrors, alarm system, auto garage door opener & remote, central built-in vacuum, couch in basement, TV wall mount, Hot water heater

## Approximate Utility Costs

- Natural Gas (Enbridge): \$108/month
- Electricity (Hydro Ottawa): \$108/month
- Water/wastewater: \$100/month
- Property taxes \$5,151/2025



## Corner-Unit Townhome

- Bright and airy corner-unit townhome
- Thoughtfully laid out
- Feels spacious throughout
- Stand-out low-maintenance exterior
  - Set on an extra-large lot
  - Lined with mature landscaping
  - Stone walkways
  - Single-car garage
- Inside, the open-concept main floor layout feels roomy & connected throughout
  - Light hardwood floors
  - Neutral coloured walls
  - Tall ceilings
  - Large windows along two sides create
  - Elevated & sun-filled atmosphere
- Generously sized living room anchored by a natural gas fireplace
- Natural flow from the living area into the welcoming dining area just beyond
- Kitchen strikes an ideal balance between openness & separation
  - Extensive cabinetry/storage
  - Excellent counter space
  - Stainless steel appliances
  - Granite countertops
  - Eat-in area



## Spacious Layout

- Second level continues with hardwood flooring
- Opens onto a bright landing area
- Inviting primary bedroom featuring double-door entry, peaked ceilings & a walk-in closet
- Two additional bedrooms
- Beautifully renovated full bathroom
  - Separate tub
  - Oversized glass shower
  - Elongated vanity offering excellent storage
- Fully finished lower level
  - Bright recreation room that feels comfortable during the day & cozy for movie nights in the evening
  - Separate office or hobby room providing additional flexibility for work, fitness, & more
- Outside, the backyard has been thoughtfully designed for low-maintenance living
  - Extensive stone patio landscaping
  - Fully fenced
  - Edged with mature gardens
  - Space feels private, practical & easy to enjoy



## Features, Systems & Updates

\*approximate ages\*

- Built by Claridge Homes, 2001
- Windows & doors, 2001
- Furnace, forced air - natural gas, 2014
- Central air conditioning, 2020
- Roof, asphalt shingles, 2013
- Hot water heater - owned, 2016
- Municipal city water
- Poured concrete foundation
- Brick & siding exterior
- Fireplace - natural gas
- Carpet & hardwood flooring
- Granite countertops
- Single attached garage with interior access
- Updated full bathroom

## Private Fee & Inclusions

- Sentinel Management
  - 613.736.7807 x 500
- Fee approximately \$110/month
- Fee includes:
  - Snow removal
- Certificate on order and available upon request

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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