




For Sale

806 Terravita Private

 Windsor Park

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 14.24' x 69.78'

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Modern design and low-maintenance living come together in this stylish three-storey townhome by Theberge Developments. The TH1 model offers a bright, functional layout with well-proportioned living spaces, two bedrooms, two bathrooms and a comfortable finished basement. Neutral grey walls, light hardwood flooring, tall ceilings, and modern finishes give the home a bright, welcoming feel. Practical front foyer provides a closet, powder room, garage access and direct access to the fully fenced backyard. Finished with artificial turf and ceramic-tiled patio areas, the space is designed for easy upkeep while still offering room for children & pets. Second level serves as the heart of the home with a bright open-concept layout. Kitchen features warm wood-tone cabinetry, light granite countertops, stainless steel appliances, upgraded lighting, and a peninsula with overhang seating. Well-sized dining area and comfortable living room flow seamlessly together. Two upper level bedrooms are positioned at opposite ends of the floor for added privacy, each offering 2 large closets. Laundry is conveniently located on this level. Fully finished basement adds valuable flexibility as a rec room, home office, gym, hobby space, or secondary family room. Windsor Park Village is known for its community atmosphere and everyday convenience.

Windsor Park

Neighbourhood known for its community atmosphere & everyday convenience. Enjoy direct access to nearby Greenbelt pathways for walking, jogging & cycling, while parks, golf courses, shopping, restaurants, & essential services are all close at hand. South Keys, Hunt Club, & Bank Street amenities are just minutes away. Ottawa International Airport is a quick drive + well connected by major roads & transit routes.



Inclusions

- Kitchen appliances: refrigerator (2015), stove (2015), dishwasher (2021), microwave/hood fan (2015)
- Washer & dryer (2015), all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote (2018)

Approximate Utility Costs

- Natural gas (Enbridge): \$67/month
- Electricity (Hydro Ottawa): \$100/month
- Water/wastewater: \$75/month
- Property taxes \$4,135/2026
- Rentals, Reliance: \$105/month (combined cost)
 - Furnace/Air Handler - Buyout cost \$1940 +tax
 - Hot water heater - Buyout cost \$1719 + tax

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.



Three-Storey Townhome

- Stylish three-storey townhome
- Low-maintenance living
- Bright, functional layout with well-proportioned living spaces
- Contemporary styling
- Strong curb appeal
 - Sloped rooflines
 - Large windows
 - Single-car garage
 - Attractive low-maintenance landscaping
- Welcoming interior
- Neutral grey walls
- Light hardwood flooring
- Tall ceilings & modern finishes
- Practical front foyer with closet, powder bathroom, garage access & direct access to the backyard
- Fully fenced backyard
 - Finished with artificial turf
 - Ceramic-tiled patio areas
 - Space designed for easy upkeep while still offering room for children & pets

Modern Design

- Second level serves as the heart of the home
- Open-concept layout where each space flows seamlessly together, creating an atmosphere that feels functional & inviting
- Sleek kitchen
 - Warm wood-tone cabinetry
 - Light granite countertops
 - Stainless steel appliances
 - Upgraded lighting
 - Peninsula with overhang seating
- Well-sized dining area
- Comfortable living room
- Upper level features two bedrooms positioned at opposite ends of the floor for added privacy
 - Primary bedroom enjoys cheater access to the full bathroom
 - Rear bedroom opens onto a private balcony with open views over the surrounding homes
 - Laundry is also conveniently located on this upper level
- Fully finished basement adds valuable flexibility as a recreation room, home office, gym, hobby space or secondary family room



Features, Systems & Updates

approximate ages

- Built by Theberge Developments, 2015
 - TH1 model
- Roof - asphalt shingles, 2015
- Furnace, forced air - natural gas, 2015
 - Honeywell digital thermostat
- Central air conditioning, 2015
- Hot water heater, 2015
- Windows, 2015
- Doors, 2015
- Poured concrete foundation
- Brick & siding exterior
- Hardwood & carpet flooring
- Granite countertops
- Landscaping
 - Regular tree trimming
 - Patio stones & mulch, 2026
 - Fencing & fence doors
 - Ceramic tiling over pea gravel

Private Fee & Inclusions

- Apollo Property Management
 - 613.225.7969
- Fee Approximately \$93/month
- Fee Includes:
 - Snow removal
 - Garbage removal
 - Reserve fund
 - Management Fee
 - Hydro for Private Street
- Certificate on file and available upon request



**Are you ready
to make this
house your *home*?**

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Manotick
613 • 692 • 3567
5536 Manotick Main Street
Ottawa, ON, K4M 1A7



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

