

mail@joansmith.com  
www.joansmith.com

direct: 613-762-1226

**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

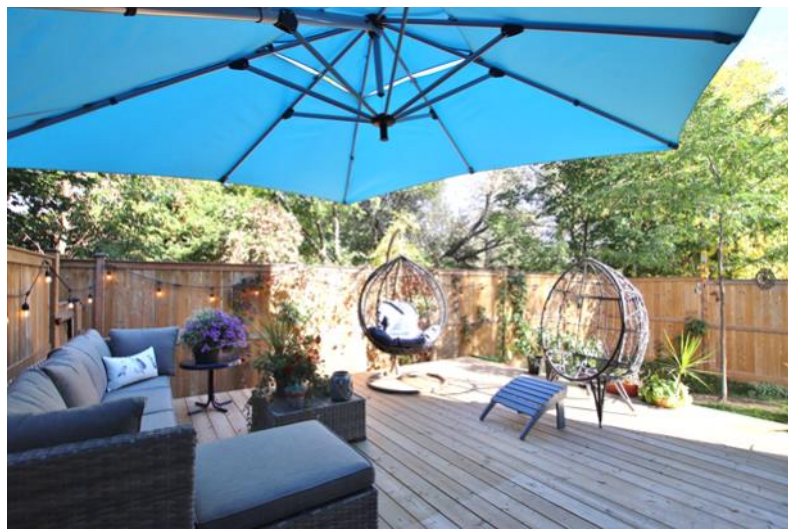
# JOAN SMITH

Broker, FRI, CMR, CRA

## THE JOAN SMITH REAL ESTATE FAMILY

720 Reverie Private, Stittsville

\$599,000



### MRS. JOAN SMITH

Broker, FRI, CMR, CRA

**JOAN: 613-762-1226**  
**LUC: 613-851-6215**  
**VICTORIA: 613-302-2157**

mail@joansmith.com | www.joansmith.com



Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage\*



Since 1972      Since 1985      Since 1995

\* see award details at www.joansmith.com

Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives

## 720 Reverie Private, Stittsville

Fantastic freehold townhome with 3 bedrooms, 4 baths, walkout lower level and magazine décor. Built in 2018, perfect for first time buyers and those looking to right size. Private fenced yard with large deck and balcony to enjoy. Walk to Stittsville Main Street to your favorite restaurants and shops.

Welcoming covered front porch and front door with inset window and transom window bring in the natural light to the tiled foyer. Hardwood stairs and railing with iron spindles take you to the open plan great room, dining room, kitchen and powder room on the second level. Hardwood floors, 9 ft ceilings, large window with shutters, recessed lighting and electric fireplace with decorative tile surround and antique wood mantel are wonderful features. Dining area with updated chandelier is close by, perfect for entertaining.

Chef's kitchen has a large island with quartz counter, undermount sink and breakfast bar. Many white cabinets, tile backsplash, recessed lighting and stainless steel appliances including a gas stove. Eating area plus patio door to balcony with fabulous views of backyard and trees. Handy powder room has vanity with quartz counters and is close by.

Hardwood stairs continue to the third level with two bedrooms, two baths and a laundry closet. The primary bedroom has a triple window with shutters, neutral décor, berber carpet, overhead light and shutters on the window. Spacious walk-in closet and chic three piece bath complete the room. Spa-like tiled double shower with glass door and quartz counters on the vanity are spectacular. The second bedroom has a big window, double closet and berber carpet. Tile floors, vanity with quartz counters and beautiful light fixture are attractive features of the main bath. Convenient laundry closet with shelf is off of the upper hall.

The tiled lower level has a good sized bedroom with berber carpet and a three piece bath with shower, perfect for guests. Inside entry to the garage is also provided. Additional bonus storage & utility space in full basement. Door to the deck and backyard is convenient and great for entertaining. Large surrounding trees and fence provide privacy. Side yard has lots of space for gardening and play.

This fantastic townhome is ready to move into. Enjoy the neighborhood and Stittsville Main Street!

### Notes:

- **Built in 2018, move-in ready town with 3 bedrooms, 4 baths, walkout lower level & magazine décor!**
- **Fantastic location, just off Stittsville Main Street, walk to shops & restaurants**
- **Private fully fenced back yard with large deck, side yard & balcony**
- **Single car garage with your own driveway**
- **Open plan greatroom to kitchen**
- **Quartz counters & tile floors in kitchen & baths**
- **Hardwood flooring on stairs, great room level and upper hall.**
- **All appliances included, with gas stove**
- **Central air conditioning, auto garage door opener, all light fixtures & window coverings included.**
- **\$139 /Month Association fee: covers outdoor maintenance (excluding driveway)**

**For more info...**

**Call THE JOAN SMITH REAL ESTATE FAMILY**

**Joan: 613-762-1226 | Victoria: 613-302-2157 | Luc: 613-851-6215**

### Main Level

Foyer: 3'10" x 3'9"

### Second Level

Great Rm: 14'4" x 11'8"

Dining Rm: 9'8" x 7'7"

Kitchen: 13'3" x 11'9"

Powder Rm: 5'5" x 4'6"

Balcony: 7'8" x 3'11"

### Third Level

Primary Bedrm: 15'4" x 11'1"

3 piece Ensuite: 8'5" x 4'4"

Walk-in Closet: 4'11" x 4'5"

Bedrm: 11'1" x 11'

4 piece Bath: 7'9" x 5'9"

Laundry: 5' x 3'

### Lower Level

Bedrm: 10'1" x 8'8"

3-piece Bath: 5'3" x 4'11"

### Basement

Utility: 12'11" x 11'3"

Storage: 27'2" x 3'11"

### General Information

Year Built: 2018 approx.

Lot size: Front 38.80',

Back 39.44' Right side 82.18,

Left side: 83.52' approx.

Foundation: Concrete

Heating: Forced air/Nat gas

Fireplace 1 electric

Water: Municipal

Sewer: Connected

Taxes: Approx. \$4012/2021

### Legal Description

PART OF LOT 24 CONCESSION 11 GOULBOURN, PARTS 33 AND 34 PLAN 4R30730 T/W AN UNDIVIDED COMMON INTEREST IN OTTAWA-CARLETON COMMON ELEMENTS CONDOMINIUM PLAN NO. 1030 SUBJECT TO AN EASEMENT IN FAVOUR OF PART OF LOT 24 CONCESSION 11 GOULBOURN, PARTS 31 AND 32 PLAN 4R30730 AS IN OC1952984 SUBJECT TO AN EASEMENT OVER PART 34 PLAN 4R30730 IN FAVOUR OF PART OF LOT 24 CONCESSION 11 GOULBOURN, PARTS 20, 22, 23, 25, 26, 28, 29, 31 AND 32 PLAN 4R30730 AS IN OC1952984 TOGETHER WITH AN EASEMENT OVER PART OF LOT 24 CONCESSION 11 GOULBOURN, PARTS 31 AND 32 PLAN 4R30730 AS IN OC1952984 SUBJECT TO AN EASEMENT AS IN OC1960814 SUBJECT TO AN EASEMENT IN GROSS AS IN OC1960815 SUBJECT TO AN EASEMENT AS IN OC1961390 SUBJECT TO AN EASEMENT AS IN OC1963681 SUBJECT TO AN EASEMENT IN GROSS AS IN OC1966478 SUBJECT TO AN EASEMENT IN FAVOUR OF OTTAWA-CARLETON COMMON ELEMENTS CONDOMINIUM PLAN NO. 1030 AS IN OC1978423 CITY OF OTTAWA

### Included

Stove, Hood fan, Fridge, Dish-washer, Washer, Dryer, All Light fixtures, All window coviners (blinds, shutters), All drapery tracks, Electric fireplace, Auto garage door openers, Air conditioner, HRV, Shed

### Rented

Hot Water Tank

### Possession Date

December 20, 2021 or To Be Arranged

The information provided within has been prepared with care and is believed to be accurate, but no warranty is given, and this document is not part of any contract.

**ROYAL LePAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

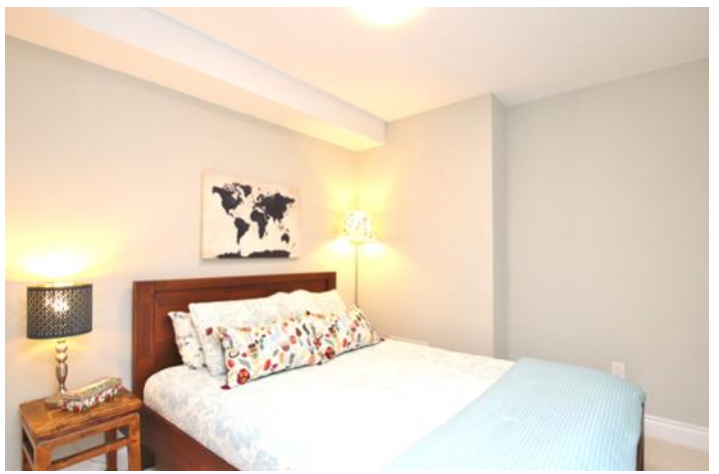
**RESULTS**  
**YOU CAN COUNT ON**

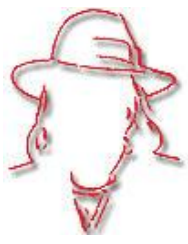


**RESULTS**  
**YOU CAN COUNT ON**



**RESULTS**  
**YOU CAN COUNT ON**





mail@joansmith.com  
www.joansmith.com

direct: 613-762-1226

**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

# JOAN SMITH

Broker, FRI, CMR, CRA

## THE JOAN SMITH REAL ESTATE FAMILY

720 Reverie Private, Stittsville

\$599,000



### MRS. JOAN SMITH

Broker, FRI, CMR, CRA

**JOAN: 613-762-1226**  
**LUC: 613-851-6215**  
**VICTORIA: 613-302-2157**

mail@joansmith.com | www.joansmith.com



Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage\*



Since 1972

Since 1985

Since 1995

\* see award details at www.joansmith.com

Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives