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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH Broker, FRI, CMR, CRA
THE JOAN SMITH REAL ESTATE FAMILY

277 Aquilo Crescent, Fairwinds

\$496,000



MRS. JOAN SMITH

— Broker, FRI, CMR, CRA —

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

277 Aquilo Crescent, Fairwinds

Welcome to the Fairwinds community and this beautiful three storey townhome that showcases open plan living and a modern style. Wonderful living and dining room with light hardwood flooring. Upgraded kitchen has shaker style cabinets and a breakfast bar. The large balcony/deck has pretty views of the trees and a great place to enjoy a morning coffee and barbecues with friends. Two bedrooms and two baths, perfect for those looking for their first home or easier living! Fantastic neighborhood with many parks a short walk away. Easy access to shops on Hazeldean Road, Tanger Outlets, Canadian Tire Center, Terry Fox Drive & the 417.

A stone walkway and large porch, are wonderful for greeting guests. A long driveway, attached garage and convenient street parking is available. Attractive brick façade surrounds the front door with inset window and sidelight to allow natural light into the tiled foyer. Double mirrored closet is close by along with inside entry to the garage. A tiled laundry room has white overhead storage cabinets, a utility sink and the washer and dryer, which are included. From the laundry room you can access the separate utility room that also has storage room.

Berber carpeted stairs take you to the second level with open plan living and dining room and a cut out to the kitchen. Upgraded tile flooring runs throughout the hall and kitchen. The adjoining living and dining room has stylish light hardwood flooring. The spacious living room is great for relaxing and entertaining. Dining area is presently used as a lovely reading area. A tall window and door with inset window bring natural light into the room. A wonderful large balcony/deck with privacy wall has panoramic views of trees to enjoy.

Close by is the kitchen with upgraded shaker style cabinets with brushed nickel hardware. Tall double window with blind and track lighting are attractive features. Tile backsplash, double sink with updated faucet and all stainless steel appliances are included. A handy two piece powder room with pedestal sink & updated light fixture complete the second level.

Stairs with oak railing and spindles take you to the third level which has two bedrooms, a good-sized full bathroom and a linen closet. Primary bedroom has a feature wall, ceiling fan with lights, a triple window with fabulous views and a walk-in closet. The second bedroom has neutral décor, two windows and a double closet. Linen closet is in the hall and a few steps away is the full bathroom with tile flooring, white vanity with mirror and the combined tub/shower with tile surround and updated shower head.

Move-in and experience easy living in this wonderful townhome in the Fairwinds community of Stittsville. Designed with style and functionality in mind, whether your first home or for those looking to right size.



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Main Level

Foyer: 2.94x1.73m
Laundry room: 2.28x1.94m
Utility room: 2.90x1.35m

Second Level

Living Room: 3.26x3.01m
Dining Room: 2.99x2.68m
Kitchen: 2.99x2.71m
Powder Room: 2.11x0.81m

Third Level

Primary Bdrm: 4.39x3.26m
Bedroom: 2.72x2.5m
Bath: 2.46x1.52m

General Information

Year Built: 2009/approx.
Taxes: \$3029 / 2025
Lot Size: 20.97'x 44.9'
Garage: Single attached
Foundation: Concrete
Heating: Forced/air gas
Water: Municipal
Sewer: Connected

Legal Desc:

PART OF BLOCK 14, PLAN 4M1364, PART 29 ON PLAN 4R23139; OTTAWA. S/T AN EASEMENT AS IN OC879183. S/T AN EASEMENT AS IN OC879287. T/W AN EASEMENT IN FAVOUR OF PART OF BLOCK 14, PLAN 4M1364, PART 29 ON PLAN 4R23139 OVER PART OF BLOCK 14, PLAN 4M1364, PART 27 ON PLAN 4R23139 AS IN OC936186. T/W AN EASEMENT IN FAVOUR OF PART OF BLOCK 14, PLAN 4M1364, PART 29 ON PLAN 4R23139 OVER PART OF BLOCK 14, PLAN 4M1364, PART 30 ON PLAN 4R23139 AS IN OC936186. T/W AN EASEMENT IN FAVOUR OF PART OF BLOCK 14, PLAN 4M1364, PART 29 ON PLAN 4R23139 OVER PART OF BLOCK 14, PLAN 4M1364, PART 31 ON PLAN 4R23139 AS IN OC936186. S/T AN EASEMENT IN FAVOUR OF PART OF BLOCK 14, PLAN 4M1364, PART 27 ON PLAN 4R23139 OVER PART OF BLOCK 14, PLAN 4M1364, PART 29 ON PLAN 4R23139 AS IN OC936186. S/T AN EASEMENT IN FAVOUR OF PART OF BLOCK 14, PLAN 4M1364, PART 30 ON PLAN 4R23139 OVER PART OF BLOCK 14, PLAN 4M1364, PART 29 ON PLAN 4R23139 AS IN OC936186. S/T AN EASEMENT IN FAVOUR OF PART OF BLOCK 14, PLAN 4M1364, PART 31 ON PLAN 4R23139 OVER PART OF BLOCK 14, PLAN 4M1364, PART 29 ON PLAN 4R23139 AS IN OC936186.

Included

Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Light Fixtures, Central Air Conditioner, Ceiling Fan, All Blinds & window coverings

Rented

Hot water tank

Possession Date

60 to 90 days

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.

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Highlights:

- Fantastic townhome perfect for first-time buyers & rightsizers
- Open plan living, dining & kitchen, 2 bedrooms, 2 baths
- Located on a quiet crescent in the community of Fairwinds. Short walk to several parks including Par la Ville and Campobello parks
- Shops on Hazeldean Road, Tanger Outlets, Canadian Tire Center, Terry Fox Drive & the 417 are minutes away.
- Flagstone walkway & large front porch wonderful for greeting guests
- Large balcony/deck has pretty views of the trees & a great place to entertain & relax
- Hardwood flooring in living & dining room
- Tile foyer in foyer, laundry room & baths
- Upgraded tile flooring in second level hall & kitchen
- Upgraded kitchen cabinets & brushed nickel hardware
- Tile backsplash, updated faucet, breakfast bar
- All appliances included. Stainless steel appliances in kitchen, Fridge approx. 2 years
- Full bath with tub/shower combined with tile surround. Updated raised shower head
- Beautiful windows allow lots of natural light
- All blinds and window coverings included
- Updated light fixture in powder room & ceiling fan light fixture in primary bedroom
- Eavestrough installed
- Rented hot water tank, 2013



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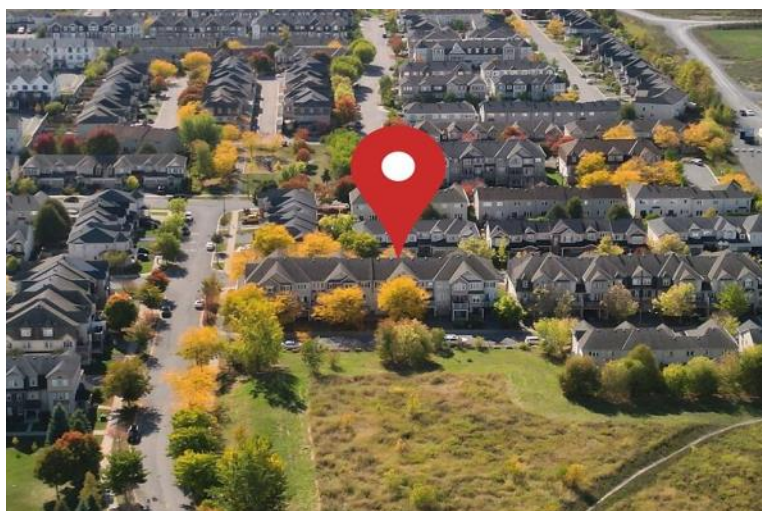
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