



5D Henry Goulburn Way

STITTSVILLE • 3 BEDS • 3 BATHS

Welcome to this newly renovated 3 bedroom, 3 bathroom corner unit condo located in the charming suburban community of Stittsville. Surrounded by beautiful mature trees this condo provides plenty of privacy.

let's talk • 613-369-8314 • info@rachelhammer.com



5D Henry Goulburn Way

STITTSVILLE • 3 BEDS • 3 BATHS

Step inside and admire the brand-new grey floor tiling that extends into the powder room and kitchen. A conveniently placed exposed closet is situated to the left of the entrance as well as a newly installed coat rack. Enjoy the beautiful travertine transition from the tile flooring to the rich maple hardwood that flows within the bright open concept living and dining area which boasts a new ceiling fan and large windows, allowing for an abundance of sunlight.

Winter nights won't feel as cold sitting by the gorgeous wood burning fireplace situated in the center of the living room. The renewed dining room features an elegant patterned accent wall, new light fixtures and a large window with a picturesque view of cedar hedges and no side neighbours.



5D Henry Goulburn Way

STITTSVILLE • 3 BEDS • 3 BATHS

Enjoy cooking your favourite meals in the freshly renovated and modern kitchen which boasts stainless steel appliances, a sleek black faucet, state-of-the-art laminate countertops, and a built-in wine rack. A recently added peekaboo wall cut-out from the kitchen to the dining room allows for more natural light to drift in.

The finished carpeted basement features a large room ideal for a family room, a bedroom that could be used as a home office, a full bathroom with a tub and a laundry room. Additional storage can be accessed under the stairs in the laundry room which comes equipped with an energy efficient washer and dryer.



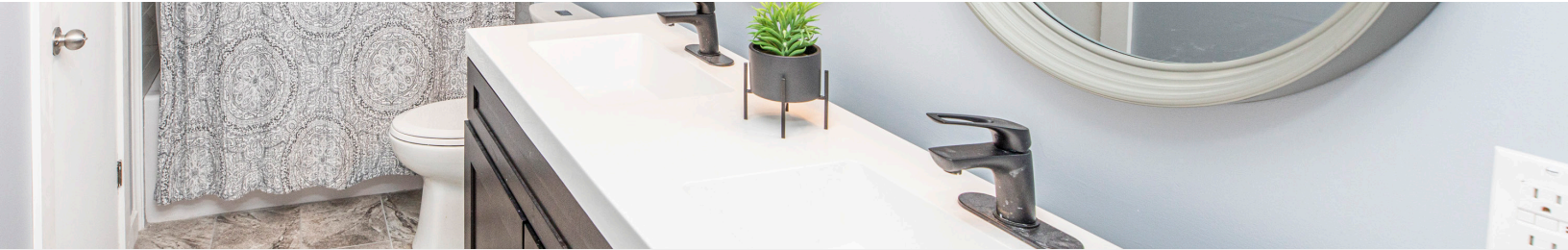
5D Henry Goulburn Way

STITTSVILLE • 3 BEDS • 3 BATHS

Upstairs boasts 2 bedrooms, a full renovated bathroom, floor-to-ceiling linen closet and gorgeous modern grey laminate flooring in the hallway which continues into each bedroom. The first bright bedroom has a generous wall-to-wall closet. The master bedroom features a custom built walk-in-closet and 4-piece ensuite with a brand-new toilet, double sink and deeply set bathtub with stunning marble patterned ceramic tiles.

The picturesque Trans Canada Trail is conveniently located beside the neighbourhood, perfect for nature walks during crisp autumn days or cross-country skiing during the winter months. Within the charismatic Stittsville community there are local shops, restaurants, cafes, schools, recreation facilities and necessities such as grocery stores, pharmacies and local transit all within steps from Henry Goulburn.

let's talk • [613-369-8314](tel:613-369-8314) • info@rachelhammer.com



5D Henry Goulburn Way

STITTSVILLE • 3 BEDS • 3 BATHS

Living Room	Main	16'10" x 10'9"
Foyer	Main	6'5" x 3'10"
Dining Room	Main	11'10" x 8'5"
Kitchen	Main	11'5" x 10'7"
Partial Bath	Main	5'4" x 4'4"
Master Bedroom	Second	16'9" x 11'
Walk-in Closet	Second	11' x 5'5"
Full Bathroom	Second	12'3" x 5'4"
Bedroom	Second	10' x 9'
Full Bathroom	Lower	7'5" x 4'11"
Recreation Room	Lower	22'9" x 10'4"
Bedroom	Lower	11'2" x 9'6"
<hr/>		
Condo Fees		\$200 / Month
<hr/>		
Taxes		\$2,183 / 2020

Includes

Fridge & Stove 'as is', Microwave/Hoodfan, Dishwasher, Washer, Dryer, Wine Rack, Extra Gas Fireplace, Storage Box, Window A/C Unit

Features

- Hardwood flooring on the main level
- Renovated modern kitchen with built-in wine rack
- Private lot surrounded by mature trees with no side neighbours
- Custom built walk-in-closet in the master bedroom

rachelhammer.com

REAL ESTATE TEAM



let's talk • 613-369-8314 • info@rachelhammer.com



Royal LePage Team Realty
Hammer and Associates, Brokerage
4-3101 Strandherd Drive, Ottawa, ON K2G 4R9
613-369-8314