



# 1411 forge street

SAWMILL CREEK • 3 BEDS • 3 BATHS

Welcome to 1411 Forge Street in Sawmill Creek, Ottawa. This three bedroom, three bathroom end-unit townhome is full of recent updates from top to bottom. Best of all, the fenced backyard enjoys plenty of privacy, and backs onto local walking trails.

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



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Pride of ownership is evident in the garden boxes adorning the front steps. The large front balcony not only creates a welcoming outdoor space in front of the home, but also extends your family's living area.

Engineered hardwood flooring extends throughout all three levels of the home. The living room features a wood-burning fireplace and sees plenty of natural light through a full wall of windows. The dining room, updated with a modern light fixture, provides room to seat 8. A second balcony off the dining room offers a view of the backyard.

The kitchen, updated in 2021, features newly faced cabinets with modern gloss finish, quartz countertops, stainless steel appliances, and a classic subway tile backsplash.

Upstairs, the primary bedroom includes a wall of built-in closets with drawer organizers and stylish glass doors. The ensuite bath features twin sinks and tiling from floor to ceiling. Prepare for the day in the spacious glassed-in shower.

Two other bedrooms on this level also feature built-in closet systems with drawers and frosted glass doors. Each of these rooms is large enough to accommodate a queen-sized bed.

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They share access to the full bathroom, which features a new quartz vanity, new light fixture, and modern subway tiling around the tub/shower. Decorative hexagon tile on the floor makes a statement.

Downstairs, your finished basement offers walk-out access to the backyard. A versatile extension of your family's living space, this level of the home can transform to suit the needs of your family. On this level you will also find laundry facilities, a powder room with decorative hexagon tile, storage space, and access to the single car garage.

The fully fenced backyard is surrounded by mature trees for shade and privacy. Best of all, 1411 Forge Street has no rear neighbors; a local walking trail runs directly behind the back fence. This backyard retreat also boasts an interlock patio, wooden deck, and plenty of space to garden.

At 1411 Forge Street, all the amenities of Bank Street and Hunt Club Road are at your fingertips, including gas and groceries, shopping, entertainment, and transit. Access to Highway 417 is less than five minutes away, and there are multiple schools and parks within easy walking distance.

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Foyer	Main	8'2" x 4'11"
Living Room	Main	14'8" x 12'9"
Dining Room	Main	13'8" x 9'2"
Kitchen	Main	11'7" x 8'5"
Primary Bedroom	Second	13'1" x 12'7"
Ensuite 4 Piece	Second	10'7" x 4'11"
Bedroom	Second	11'7" x 9'2"
Bedroom	Second	9'6" x 8'9"
Full Bath	Second	8' x 4'11"
Partial Bath	Lower	5'6" x 4'2"
Office	Lower	13'2" x 9'5"
Taxes		\$3,287/2021
Condo fee		\$222/Monthly
Fee Includes: Management Fee, Snow Removal		

## Includes

Fridge, Stove, Dishwasher, Microwave, HoodFan, Washer, Dryer, All Window coverings, Mirror in Lower Staircase, Plant Wall Hanger in Kitchen, Floating shelves in Living Room, TV Mount in Living Room, Shelving in Storage, Auto Garage Door Opener and one remote

## Features

- The fenced backyard ensures privacy, and backs onto local walking trails.
- No rear neighbors
- All the amenities of Bank Street and Hunt Club Road are within walking distance, including gas and groceries, shopping, entertainment, and transit. Access to Highway 417 is less than five minutes away.

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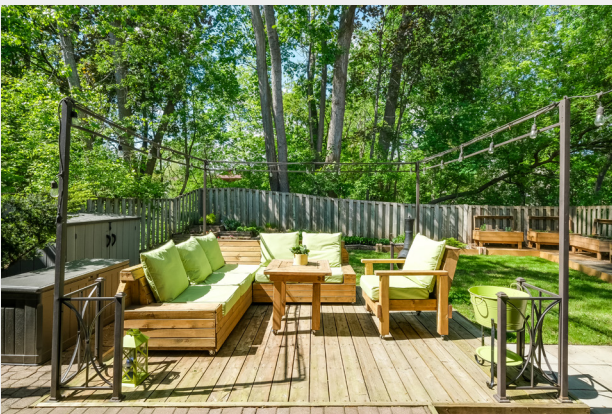
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