

1843 ARROWGRASS WAY

Notting Hill

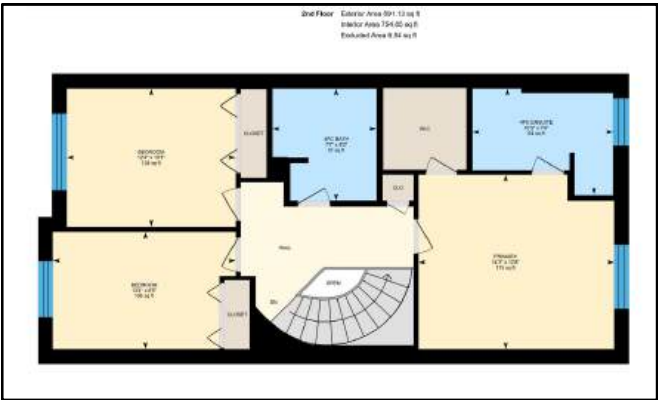
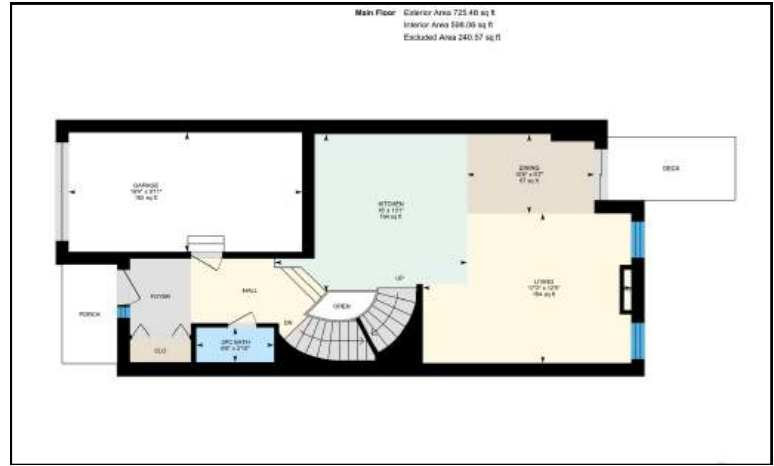


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3 BED | 2.5 BATH



FLOOR PLANS



ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
• ENTRY	•	• Ceramic Tile, Double Clothes Closet, Interior Door to Single Garage
• POWDER ROOM (2PC)	• 6'6" x 2'10"	• Ceramic Tile, Single sink
• KITCHEN	• 16'0" x 13'1"	• Glass Tile Backsplash, Double Sink, Stainless Steel Appliances, Island
• LIVING ROOM	• 17'3" x 12'5"	• Hardwood Floor, Gas Fireplace
• DINING ROOM	• 10'6" x 6'7"	• Hardwood, Over Head Light, Patio Door to Deck Gazebo Landscape rear garden
2ND FLOOR		
• BEDROOM	• 13'4" x 8'6"	• Wall to Wall Broadloom, Double Clothes Closet
• BEDROOM	• 12'4" x 10'1"	• Wall to Wall Broadloom, Double Closet Ceiling Fan with Integrated Light
• MAIN BATHROOM 4(PC)	• 7'7" x 8'2"	• Tub/Shower, Ceramic Floor, Long Vanity with Cabinet + Drawers Medicine Cabinet
• PRIMARY BEDROOM	• 14'3" x 12'8"	• Wall to Wall Broadloom, Ceiling Fan with Light, Walk-in Closet
• ENSUITE BATHROOM (4PC)	• 10'3" x 7'9"	• Soaker Tub (extra long) Separate Shower Wall Mirror Medicine Cabinet
LOWER LEVEL		
• MEDIA ROOM	• 26' x 11'7"	• Wall to Wall Broadloom
• LAUNDRY	• 7'6" x 6'10"	• Ceramic Tile Floor
• UTILITY ROOM	• 7'9" x 6'10"	• Ceramic Tile
• STORAGE ROOM	• 18'6" x 11'7"	• Furnace + Hot Water Tank
• ROUGH-IN FUTURE BATH	• 6'9" x 6'10"	

EXCLUSIONS

All Draperies and Rods, Lights in Gazebo & Around the Rear Garden



1843 Arrowgrass Way



PROPERTY DESCRIPTION

Stylish 2 storey on an extra deep landscaped & fenced lot with no rear neighbours! Open concept design. Living room & dining room focusing on a wonderful gas fireplace flanked by floor to ceiling windows. Generous kitchen with island food preparation area + upscale pendant lighting + stainless steel appliances incl. fridge, stove, dishwasher & microwave/hood vent. The main floor is finished in hardwood and imported ceramic tile (kitchen, entrance & powder room) and plush broadloom in the bedroom & family room in a soft sand colour. Check out the second floor photos...large master bedroom, walk-in closet, ensuite bathroom separate soaker tub + a walk-in shower & double vanity. The guest bedrooms are sizable too! The 2nd level is rounded out by a 2nd full bathroom and a family sized landing. Basement is finished and great space as a play room or a media room with plenty of additional storage available. Outside, enjoy the backyard oasis with a gazebo perfect for relaxing or entertaining.

DETAILS

LEGAL DESCRIPTION: PART OF BLOCK 249 ON PLAN 4M-1313, DESIGNATED AS PARTS 5, 6 AND 7 ON PLAN 4R-23975.....

PIN: 145640278

HEATING:	Forced Air Natural Gas
COOLING:	Central Air Conditioning
PARKING:	1 Car Garage Attached
LOT SIZE:	20.01' x 114.83'
TAXES:	\$3,169.00/2024
BASEMENT:	Fully Finished
YEAR BUILT:	2010.
FOUNDATION:	Poured Concrete.
RENTAL EQUIPMENT:	Hot water tank
INCLUSIONS:	Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer, Auto Garage Door Opener, Window Blinds, Gazebo



RE/MAX Hallmark Realty Group | 610 Bronson Avenue, Ottawa, ON K1S 4E6

ALL preceding information is believed to be accurate but not warranted.