

2024-06-13

133 HARMATTAN AVENUE, Stittsville K2S 0E4

ML#: 1389594

New Listing!



Status: Active
Dist/Neigh: 8211- Stittsville (North)
Municipality: Ottawa
Neigh Name: Fairwinds
Lot Size: 19.85' x 60.7'
Zoning:
Zoning Desc: Residential
List Price: \$610,000
Sub Type: Residential
Fronting: Northwest
Acres:
SqFt:
Seasonal:
Legal Desc: PART OF BLOCK 166 PLAN 4M1323, PART 6 PLAN 4R22123. OTTAWA.

Directions/Remarks

Directions: Terry Fox Drive to Maplegrove Road. Turn left onto Rosehill Avenue and right onto Harmattan. Easy access on a quiet street!

Public Remarks: LOVE the layout of this freehold! Sunny 3 storey townhome in Stittsville, great for first time buyers or investment property. The main level greets you with an open foyer opening to lg family rm with lots of light & currently used as a workout rm! Also on this level is a laundry room with great storage & access to your 2 CAR GARAGE. The second floor offers a large living room with hardwood flooring & a cozy den area perfect for an office or library nook. The open-concept kitchen-dining room has a fantastic layout with a great amount of cabinetry including pantry cupboard. Loads of counter space here too with large island plus access to your balcony deck - no yard maintenance to worry about! The 3rd level offers built-in cabinetry on the landing. Hardwood flooring in the spacious master bedroom with a good sized walk-in closet & a door leading to the cheater ensuite. 2 secondary beds. Walking distance to CTC, parks and shopping, mins to Tanger, commute routes & more.

Property Information

Style:	Row Unit	Type:	3 Storey	Total Beds:	3	Total Baths:	2
Builder:	Mattamy	Model:	Brentland	Beds AG:	3	FB/PR Bths:	1/1
Year Built:	2007/Approx	#Gar:	2	Beds BG:	0	Ensuites:	0
Parking Desc:	2 Garage Attached			#Cover:	0	Total Park:	2
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:		FP Fuel:	
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete, Slab			Construction:			
Basement Desc:	None			Basement Dev:	None (No Basement)		
Floor Covering:	Carpet Wall To Wall, Hardwood, Tile			Fire Retrofit:	No		
Appliances Incl:	Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Auto Garage Door Opener, Drapery Tracks, Drapes, Window Blinds						
Site Influences:	Balcony						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Exclusions:	shelving in utility room						
Rental Equip:	2 hot water tanks						
Secondary Dwelling Unit (SDU):	No						

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
FOYER	Main	13'5" x 6'2"	FAMRM	Main	13'11" x 12'9"	LAUND	Main	8'11" x 7'9"	LIVRM	2nd	14'1" x 12'0"
DINRM	2nd	16'6" x 12'5"	DEN	2nd	5'9" x 5'2"	KITCH	2nd	15'0" x 13'5"	PBATH	2nd	6'3" x 2'7"
MBED	3rd	14'5" x 13'7"	WALKIN	3rd	7'4" x 4'9"	BEDRM	3rd	9'4" x 9'4"	BEDRM	3rd	9'4" x 9'0"
FBATH	3rd	10'1" x 5'9"									

Other Property Information

Assoc/POTL Fee: \$0.00
Taxes/Yr: \$3,588.00/2024
Assmt/Yr:
Survey/Yr:
Add Images URL: https://barbandcarole.ca/?post_type=listings&p=15178&preview=true

Office Information

List Office #1: INNOVATION REALTY LTD., Brokerage

Conditional/Sold/Other Information

FD:		PR:		CD:
DOM:	0	SD:		SP:
SRD:				