



# 994 rocky harbour crescent

RIVERSIDE SOUTH • 3 BEDS • 3 BATHS

Come home to 994 Rocky Harbour Crescent, a townhome with an efficient layout and minimal carpet throughout. With hardwood flooring, south-facing windows, and a beautiful backyard, this is the perfect family home.

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





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The kitchen, designed with elegant offset tile, features wood cabinetry. Enjoy a casual meal in the eating area, just steps from your backyard patio. The fenced backyard provides a pleasant place to spend summer days under the shade of the ash tree. With room for a garden and grill, this could soon be your backyard oasis.

Upstairs, the master bedroom features a luxurious ensuite with a large Roman tub, separate shower, and abundant counter space. Each of the secondary bedrooms offers a generous footprint.

Downstairs, the fully finished basement extends your family's living space with room for an entertainment centre, playroom, or hobby area.



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Living Room	Main	13'1" x 10'4"
Kitchen	Main	9'9" x 8'
Dining Room	Main	11'5" x 9'1"
Eating Area	Main	8'7" x 8'
Partial Bath	Main	6'11" x 2'10"
Foyer	Main	6'5" x 6'1"
Master Bedroom	Second	18'4" x 10'10"
4 Piece Ensuite	Second	9'3" x 7'7"
Walk In Closet	Second	7'8" x 6'1"
Full Bath	Second	8'8" x 8'
Bedroom	Second	11'1" x 9'10"
Bedroom	Second	9'9" x 8'8"
Laundry Room	Lower	9' x 7'3"
Recreation Room	Lower	26' x 9'8"

Taxes \$3,311 / 2020

## Includes

Refrigerator, Stove, Hood Fan, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Light Fixtures, Garage Door Opener, Hose Reels, Second Refrigerator (as is).

## Features

- Huge master suite with his and hers walk-in closets.
- Hardwood flooring on first and second floor, with sturdy laminate in the basement.
- Finished basement with laminate flooring and large laundry room.
- Close to excellent elementary schools and child care centres.



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REAL ESTATE TEAM



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