



30 daffodil court

RIVERSIDE SOUTH • 4 BEDS • 3 BATHS

Beautifully maintained by original owners, this Sapphire II model by Urbandale offers approximately 2700 square feet of finished living area for your family to enjoy.

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



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The open floorplan of the main level is anchored by a three-sided gas fireplace, visible from the formal living, dining, and family rooms. Danish-oiled hardwood floors extend throughout the ground floor. Entertain in your living room beneath the elegant crystal light fixture, or seat dinner for eight in the formal dining room. The large family room features a cathedral ceiling with high windows. The modern kitchen includes a plumbed island with casual seating for four. Gleaming quartz countertops and stainless steel appliances, subway tile backsplash and classic white cabinetry set the tone of contemporary sophistication. The master bedroom offers a private balcony, and ensuite bath with deep tub and extended shower. Hardwood continues throughout all four bedrooms. For your convenience, the laundry room is located on the second floor. The fully finished basement extends your living and entertaining area.

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Foyer	Main	8'7" x 7'3"
Mud Room	Main	8'8" x 3'11"
Living Room	Main	15'9" x 15'1"
Kitchen	Main	15'6" x 9'5"
Family Room	Main	16'6" x 15'4"
Dining Room	Main	9'7" x 9'6"
Partial Bath	Main	4'11" x 4'9"
Master Bedroom	Second	16'3" x 12'
4-Piece Ensuite	Second	15'3" x 7'9"
Walk In Closet	Second	8'8" x 5'3"
Full Bath	Second	7'9" x 7'8"
Bedroom	Second	11'1" x 11'3"
Bedroom	Second	11'1" x 10'5"
Bedroom	Second	10'5" x 9'9"
Laundry Room	Second	7'9" x 4'11"
Recreation Room	Lower	24'4" x 23'5"

Taxes \$6,036 / 2019

Includes

Refrigerator, Stove, Hood Fan, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Light Fixtures, Automatic Garage Door Opener, Clay BBQ, TV Mounts, Ceiling Fans, Smart Fixtures and Switches.

Features

- Extensive upgrades, including light fixtures and smart switches, hardwood flooring throughout, and more.
- Pressure-treated backyard deck (2017).
- Quartz countertops in the kitchen, master bathroom and full bathroom.

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REAL ESTATE TEAM



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