



## 3 meadowbank drive

NEPEAN • 4 BEDS • 2 BATHS

This semi-detached family home, connected only at the garage, offers a highly functional floorplan for families, as well as a backyard with exquisite privacy — no rear neighbours here!

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Step from the interlock porch into your tiled entryway. Warm hardwood flooring extends throughout the ground level. Your spacious living room features a bay window, as well as a gas fireplace with a generous mantle. Enjoy a meal in the formal dining room, complete with custom cordless blinds. The updated kitchen features quartz countertops with a lifetime warranty, classic white cabinetry with glass-front uppers, and a marble tile backsplash. The modern spring faucet completes the double wide sink. In this room you'll also find additional storage in the pantry closet.

Enjoy the flexibility of the sitting room, perfect for additional living space or for a home office. Sliding glass doors lead out onto the PVC deck. The fenced (2020) backyard enjoys privacy from mature trees, and no rear neighbours.



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Upstairs, the corridor and primary bedroom are appointed with neutral berber carpet. The primary bedroom boasts a walk-in closet and adjacent access to the full bathroom. The bathroom features a modern vessel sink, lots of cabinet storage, and a large mirrored medicine cabinet. Two linen closets on this level provide for your storage needs. The three additional bedrooms are carpet-free with wood flooring.

Downstairs, the fully finished basement (2015) extends your family's living space. Finished with laminate floors and stairs, this level is ideal for living or recreation space. Here you'll also find a full laundry room with a deep washtub.

At 3 Meadowbank Drive, you'll be within walking distance of Briargreen Public School and park, Sir Robert Borden High School, as well as other wonderful Nepean amenities.



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Living Room	Main	17'3" x 11'5"
Dining Room	Main	10'1" x 10'
Kitchen	Main	10" x 12'3"
Family Room	Main	12'2" x 9'7"
Partial Bath	Main	5'5" x 4'9"
Primary Bedroom	Second	13' x 12'8"
Walk-in Closet	Second	6'8" x 4'5"
Bedroom	Second	12' x 8'1"
Bedroom	Second	11'4" x 10'8"
Bedroom	Second	12' x 9'5"
Full Bathroom	Second	8'2" x 6'10"
Recreation Room	Lower	22'1" x 19'3"
Laundry Room	Lower	8'8" x 7'10"
Taxes		\$3,981 / 2020

## Includes

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Light Fixtures, Storage Shed.

## Features

- Hardwood flooring on the main level.
- Kitchen with quartz countertops and glass-front cabinetry.
- Private backyard surrounded by mature trees with no rear neighbours
- Fully finished basement family room with laminate flooring, plus a full laundry room.
- Newly paved driveway (July 2020).

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