



## 6038 red willow drive

ORLEANS • 2 BEDS • 2 BATHS

Welcome to 6038 Red Willow Drive, a two bedroom, two bathroom upper unit townhome-style condo in the Chapel Hill community of Orleans, Ottawa; perfect for professionals, investors, or first-time buyers.

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



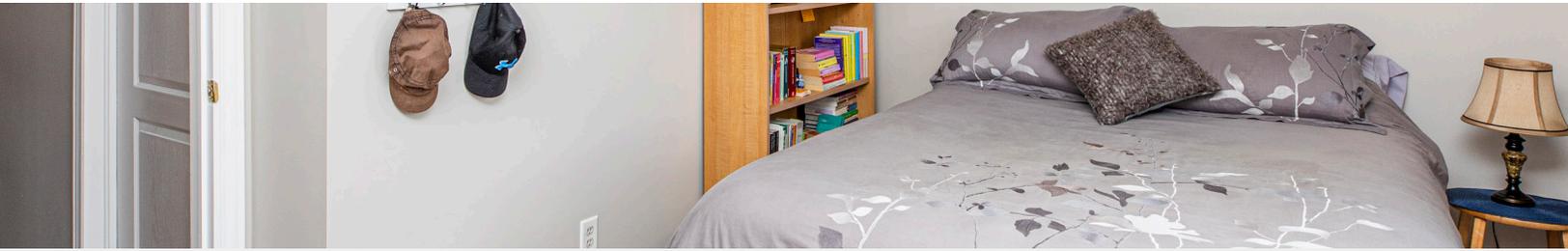
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Freshly painted throughout (2020), this rarely-offered upper unit offers laminate flooring throughout the open-concept living and dining rooms. The living area is designed to make the most of indoor/outdoor space, with sliding glass doors leading to a full-width balcony. The balcony was completely redone in 2018, and offers plenty of room for a patio set for outdoor relaxation. High windows invite the light into the living room, which is anchored by the wood-burning fireplace. All ceiling lights have been updated to 11" LED flush fixtures, which increase the energy efficiency of the home as well as the brightness of the living space.

The kitchen offers a dinette nook, alongside a large set of pantry cupboards. Featuring clean white cabinetry, the kitchen also boasts a faucet with sprayer, new hood fan, and a five-burner stove.

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Upstairs, the second level offers laminate flooring for easy maintenance. The spacious primary bedroom features a full wall of closets, as well as access to a private balcony. The full bathroom offers abundant storage in the wide vanity, as well as a large new mirror, linen closet, and tub/shower. The second bedroom includes a set of wardrobes for flexible storage. Enjoy the convenience of a second-floor laundry room. 6038 Red Willow Drive also offers climate control with central heating and air conditioning, via a new digital thermostat.

6038 Red Willow Drive offers the lifestyle of a quiet community, with easy access to the amenities of Orleans. Enjoy a stroll or bike ride on the paved trails in the nearby park, or take advantage of shopping and entertainment along Innes Road.

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Living Room	Main	14'4" x 12'11"
Dining Room	Main	10'11" x 8'7"
Kitchen	Main	10'1" x 7'6"
Eating Area	Main	7'9" x 7'3"
Partial Bath	Main	6'9" x 5'1"
Primary Bedroom	Second	13'11" x 12'4"
Bedroom	Second	14'4" x 8'11"
Full Bathroom	Second	7'7" x 7'4"
Laundry Room	Second	7'4" x 6'5"

Taxes \$2,256 / 2020

Condo Fee \$330 / month

Condo Fee Includes

Building Insurance, Caretaker, Management

Fee, Snow Removal.

## Includes

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, Window Blinds, Vanity Mirrors, Living Room Mirror, IKEA Closet, Light Fixtures.

## Features

- Laminate flooring on the main and upper levels for easy maintenance.
- New balcony (2018) off the living room.
- Wood-burning fireplace with brushed pewter finish.
- Central heating and air conditioning.
- Dedicated parking space, as well as visitor parking for guests.

# rachelhammer.com

REAL ESTATE TEAM



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