



## 7K henry goulburn way

STITTSVILLE • 2+1 BEDS • 3 BATHS

This corner-unit enjoys extra privacy from adjacent woodland, and offers over \$60,000 in recent updates. Enjoy summer days on the interlock patio, surrounded by PVC fencing for security and privacy, the ideal spot to entertain.

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



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Inside, the freshly painted (2020) main level features updated flooring throughout (2019). Modern hexagon tile appoints the foyer. The spacious living room boasts refinished hardwood floors (2019) and a natural gas fireplace, updated with modern tiling. Hardwood continues into the dining room, which enjoys forest views.

The renovated kitchen (2019) features new Imprezza cabinetry in Patriot Blue, as well as updated stainless steel appliances. Built-in features of these modern cabinets include pull-out pantry shelving, Smart Susan storage, a pull-out spice cabinet, and recycling sorters. The quartz countertop is finished with a waterfall for a touch of contemporary elegance. An overhead pot rack expands your storage options.



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Upstairs, new carpet (2019), new laminate flooring (2019) extends throughout the corridor and two bedrooms, all freshly painted (2020). The spacious master bedroom can accommodate a king-sized bed, and still have enough space for a home office or sitting area. Forest views from two windows ensure privacy. The walk-in closet with built-in storage conveniently connects to the full bathroom.

Take the newly carpeted stairs (2019) to the lower level, where a fully finished basement expands your family's living space. Laminate flooring appoints the family room, featuring a natural gas fireplace with built-in TV nook. The bedroom is spacious enough to accommodate a queen-sized bed, and enjoys adjacent access to the full bathroom with shower. On this level you'll also find laundry facilities and a large storage closet.

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Foyer	Main	6'2" x 4'1"
Living Room	Main	15'10" x 11'2"
Dining Room	Main	12'6" x 8'2"
Kitchen	Main	11'11" x 9'5"
Partial Bath	Main	5'5" x 4'4"
Full Bathroom	Second	11'1" x 5'4"
Master Bedroom	Second	17'11 x 10'10"
Walk-In Closet	Second	10'10" x 5'5"
Bedroom	Second	11'2" x 10'8"
Family Room	Lower	21'8" x 9'4"
Bedroom	Lower	12'10" x 8'3"
Full Bathroom	Lower	7'4" x 4'10"
Laundry Room	Lower	n/a x n/a
Taxes		\$2,276 / 2020
Condo Fee		\$200 / month

## Condo Fee Includes

Property Maintenance and Upkeep, including Roof, Windows, Door, Steps, Siding, Parking Lot, Side Fences, and Snow Removal.

## Includes

Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, Window Blinds, Light Fixtures, Chest Freezer (as is), Window Air Conditioner (as is), Bedroom Shelves, Desk in the Basement.

## Features

- Renovated kitchen (2019) with new cabinets and appliances, and two renovated baths.
- All new flooring on the main and upper levels (2019).

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