

FOR SALE



The Wright Team

543Meadowcreek.com

543 Meadowcreek Circle

🏠 2 BEDS | 🚿 2 BATHS



A Beautiful Move-in Ready Property!

Perfectly situated only moments from parks, walking trails, Crownridge Tennis Courts, schools, retail, and public transit. This three-level, freehold townhome enjoys a wonderful setting and a spacious, low maintenance lifestyle across all levels. This move-in ready home is filled with natural light, and features two bedrooms, two updated bathrooms, and a balcony with views of the south facing streetscape with no fronting neighbours. A bright, open-concept layout is highlighted that continues into the kitchen with granite countertops, elongated tile backsplash, stainless steel appliances, and a peninsula that extends the workspace.

On the upper level, two bedrooms are featured including the primary bedroom that includes a walk-in closet and a cheater 5-pc ensuite. Ample storage space, an attached garage with interior access, and driveway surface parking complete this fantastic property!

Foyer, Living
Room, Dining
Room & Kitchen





Our Favourite Home Features, Updates & Points to Note

- Spacious, three-level townhome constructed by Mattamy Homes in 2013
- Mattamy - Berryhurst Elevation B2
- Freehold townhome without any condominium or association fees
- Two bedrooms, and two bathrooms are featured. Both bathrooms were updated in 2022
- Perfect for first time home buyers, investors, and downsizers
- South-facing core living spaces that allow for an abundance of natural light
- The well-designed kitchen offers ample storage and prep spaces, granite countertops, stainless steel appliances, backsplash surround and a peninsula that details an undermount sink with a touchless faucet featuring a motion sensor feature.
- The secondary bedroom highlights a vaulted ceiling and southern exposure
- Laundry amenities are provided on the main level of the home

Our Favourite Home Features, Updates & Points to Note (continued)

- Solar blinds and room darkening window blinds are featured
- One-car, attached garage plus one driveway, surface parking space
- Central vacuum rough-in
- Central air conditioner motor (2023)
- New luxury vinyl flooring on the main level (2023)
- Many light fixtures were updated in 2023
- Kitchen updates 2020-2023
- Balcony awning (2014)
- Located on the edge of Bridlewood, within close proximity to many conveniences, Stoney Swamp Conservation Area and the Monahan Wetlands. Public transportation is just a short stroll away. This home benefits from a city location with nature at your doorstep.





Property Dimensions

Main Floor

Foyer: 8'10" x 12'1"
Garage: 11' x 22'8"
Laundry: 6' x 11'1"
Utility: 9'6" x 4'6"

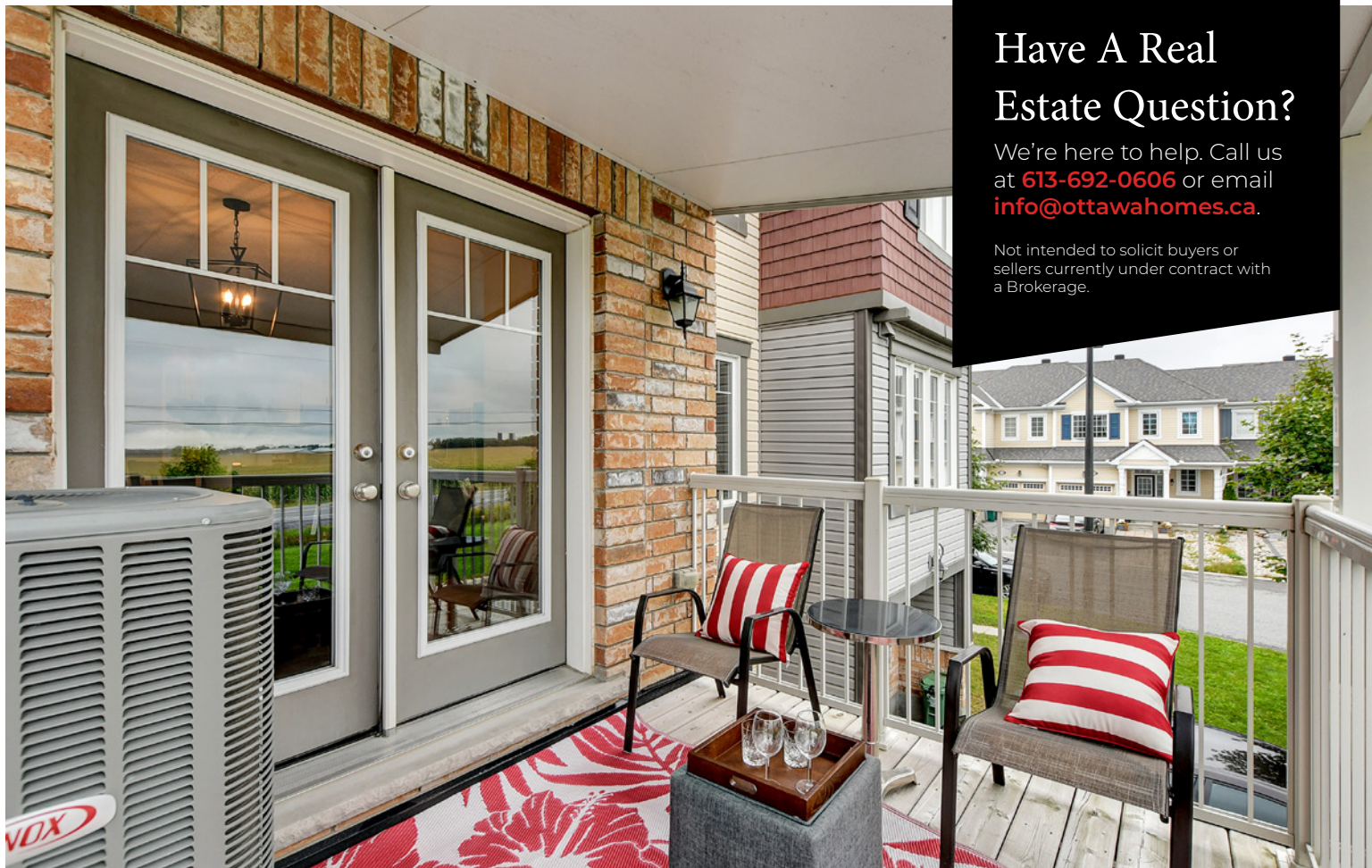
Second Level

2pc Bath: 7' x 2'8"
Dining: 9'1" x 11'11"
Kitchen: 12'8" x 10'1"
Living: 16'9" x 12'7"

Third Level

5pc Bath: 7'8" x 8'4"
Bedroom: 9'3" x 16'10"
Primary: 10'9" x 14'1"
Wic: 5'7" x 8'4"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 2

Bathrooms: 2

Property Type: Row Unit / 3 Storey

Neighbourhood: Monahan Landing

Lot Size: 20.98 ft x 44.26 ft (Irregular)

Taxes/Year: \$3,275.35 / 2023

Heating: Hot Water/Forced Air, Natural Gas

Year Built: 2013 / Approximately

Utilities:

Approximate Hydro Expense: \$127 per month

Approximate Enbridge Gas Expense: \$61.00 (monthly payment plan)

Inclusions:

All light fixtures. All window coverings. Ensuite storage mirror. Central AC. Fridge. Stove (2022). Dishwasher. Washer & Dryer (2022). Microwave/Hood

Fan (2022). Auto Garage Door Opener

Exclusions:

Wall mounted TV, and fireplace cabinet. Powder room shelf. Powder room mirror.

Rental Equipment:

Hot Water Tank – Reliance, \$84.83 + HST per month. Includes the system protection plus, maintenance plan charge.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

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