

FOR SALE



Wright
The **Team**

20Howard.ca

20 Howard Court

4 BEDS | 3 BATHS



HEARTS DESIRE

Located on a quiet cul-de-sac in the Hearts Desire community, this wonderful family home offers the perfect balance between suburban living and urban convenience. Set on a 0.73-acre lot, a parklike setting is offered with mature trees, landscaping, and perennial gardens. The flowing design highlights large principal rooms, four bedrooms, and three bathrooms. Details include a freshly painted interior, hardwood floors, and a beautifully designed kitchen with contemporary flat-panel cabinetry, a centre island, subway tile backsplash, and a storage pantry.

On the second level, the primary bedroom benefits from a 4-pc ensuite and a large wrap-around balcony that creates the perfect outdoor retreat. The exterior features a charming front and side verandah, a spacious tiered deck, and a detached two-car garage.

Situated in a prime neighbourhood that is only moments from recreation, parks, and family amenities in both Riverside South and Barrhaven.

Foyer, Living Room and Dining Room



Points to Note & Updates

- Located on a quiet residential street in Ottawa's South end. Heart's Desire is within close proximity to family amenities, the Jock River, and the Rideau River.
- Well maintained home by the original owners.
- Interior Painting (2023)
- Detached garage steel roof (2020). The garage includes a 240-volt subpanel service.
- Kitchen renovation (2020)
- Natural gas furnace (2016)
- Central air conditioner (2016)
- Roof (2008)
- Rough-in plumbing is featured for a utility sink in the laundry room.
- Rough-in for a central vacuum is featured.







Property Dimensions

Main Floor

- Foyer: 10'1" x 11'3"
- Living Room: 11'3" x 29'2"
- Dining Room: 14'10" x 10'10"
- Kitchen: 12'3" x 18'7"
- Pantry: 6'5" x 4'11"
- Laundry: 10'7" x 8'4"
- Storage Closet: 5'10" x 3'6"
- Bath: 6'3" x 4'9"

Second Level

- Primary Bedroom: 20'3" x 18'9"
- Bath/Ensuite: 8'9" x 18'11"
- Bedroom: 12'4" x 12'1"
- Bedroom: 15'0" x 12'1"
- Bedroom: 14'4" x 11'10"
- Bath: 11'7" x 7'0"





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: 4

Bathrooms: 3

Property Type: Two-Storey

Neighbourhood: Hearts Desire

Lot Size: 154.03 ft x 194.27 ft x (Irregular) - 0.728 acres

Taxes/Year: \$7,062.91 / 2023

Heating: Forced Air, Natural Gas

Year Built: 1984 / Approximately

Inclusions:

Microwave. Dishwasher. Fridge. Stove. Washer. Dryer. Shed. Standup freezer. Blinds and window coverings. Bathroom mirrors. Light fixtures.

Generator shed enclosure. Garage door opener. Water treatment. Gazebo frame. Woodstove in as-is condition. Jacuzzi tub in as-is condition. Hot water tank.

Exclusions:

Generator. Three leaded glass inserts in the living room windows.

Rental Equipment:

None

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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