



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.

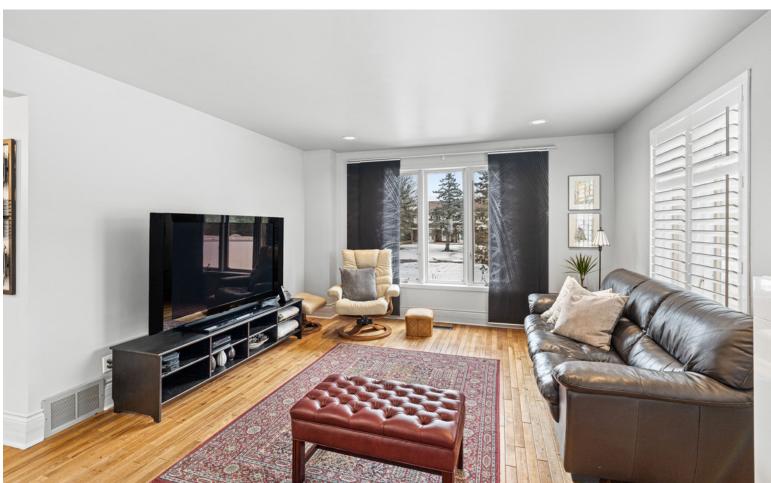
On the second level, the primary bedroom benefits from a 4-pc ensuite and a large wrap-around balcony that creates the perfect outdoor retreat. The exterior features a charming front and side verandah, a spacious tiered deck, and a detached twocar garage.

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

613-692-0606





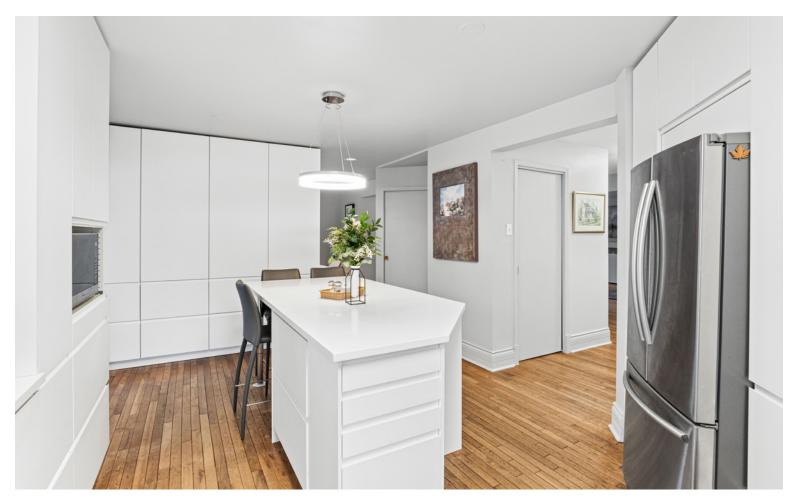


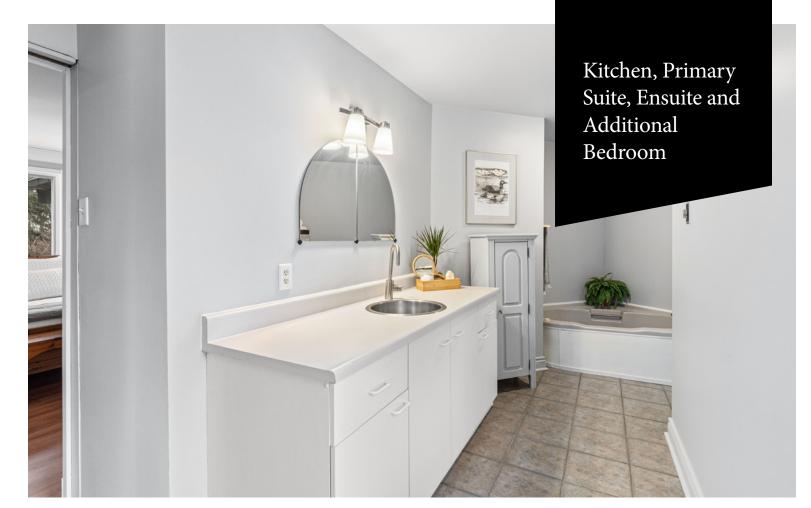


Points to Note & Updates

- 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"

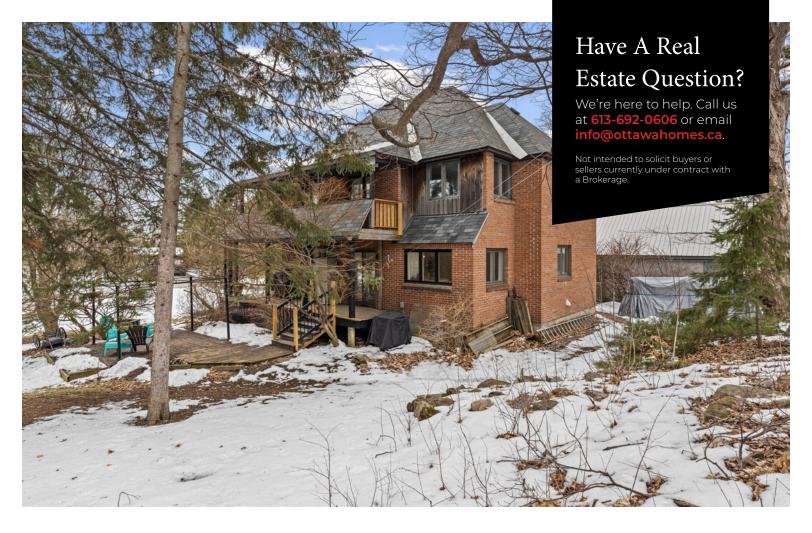
Bedroom:15'0" x 12'1"

Bedroom:14'4" x 11'10"

Bath: 11'7" x 7'0"







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

(... = 9 a.a.)

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.



P: 613-692-0606

E: info@ottawahomes.ca

ottawahomes.ca

