

FOR SALE



Wright
The **Team**

771Kilbirnie.com

771 Kilbirnie Drive

4 BEDS | 3 BATHS



STONEBRIDGE

Located in the desirable community of Stonebridge, with nearby amenities including parks, schools, recreation, shops & restaurants. This Monarch Homes, Pine Model offers a prime location and a spacious layout that is designed with family and entertaining in mind.

This beautifully cared for family home features a charming exterior, enhanced with a full brick front façade, perennial gardens, and side interlock pavers that extend to the covered porch. Inside you are welcomed with open and defined spaces, hardwood floors on the main level, and rooms that are filled with sunlight. The eat-in kitchen offers plenty of space and highlights dark wood cabinets, tile backsplash, a centre island, stainless steel appliances, and a butler's pantry for additional storage.

Upstairs, four bedrooms are provided including the primary bedroom that features a walk-in closet and a 4-pc ensuite. Two of the secondary bedrooms benefit from their own walk-in closets.

The wonderful setting comes complete in the south facing backyard which incorporates a large patio, emerald cedars, a storage shed, and a low-maintenance PVC fence.

Living Room,
Dining Room
and Kitchen





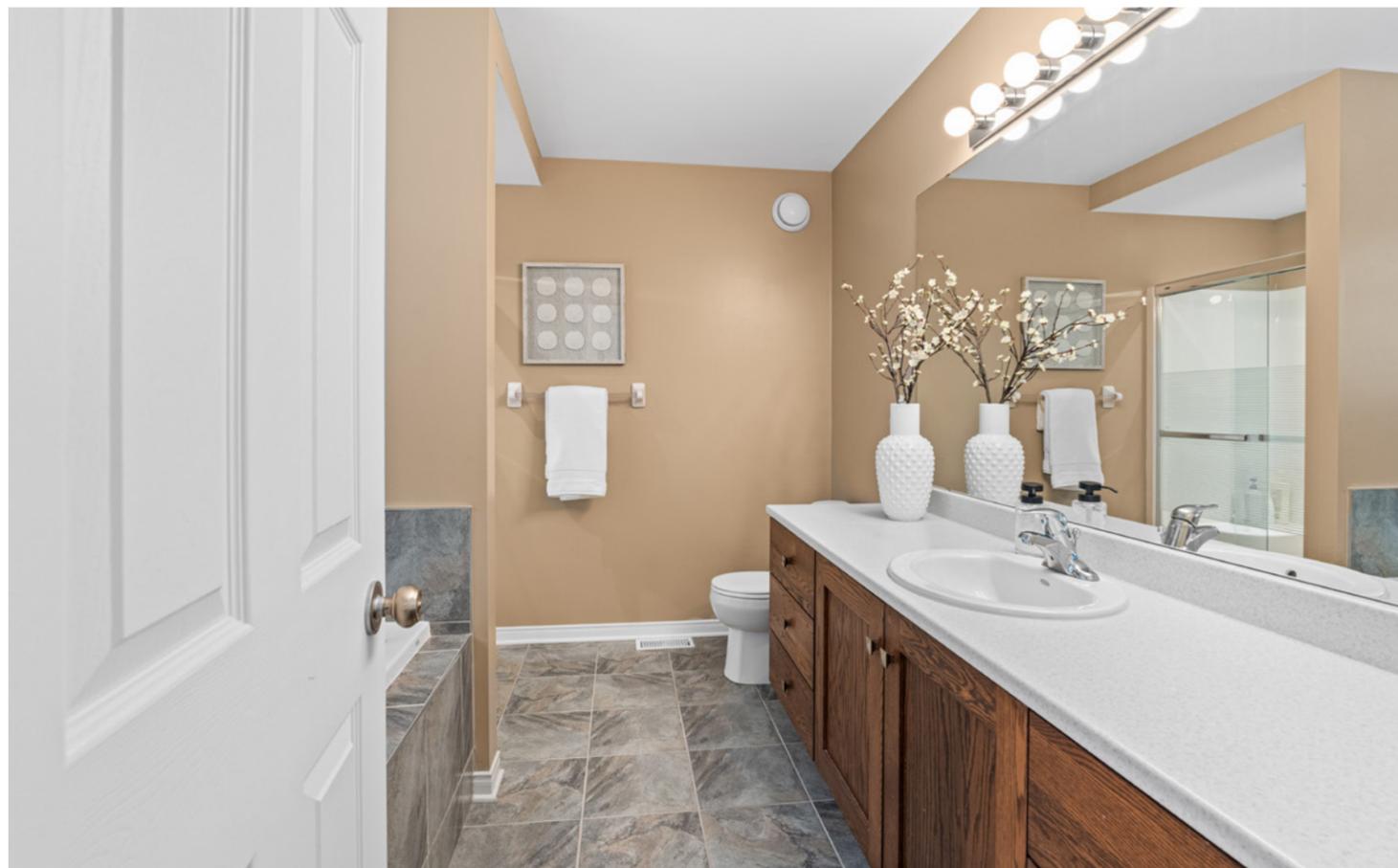
Updates & Points to Note

- Monarch Homes, Pine Model.
- A move-in ready family home with four bedrooms, and three bathrooms.
- Neutral paint colours are highlighted throughout the home.
- The family room features a natural gas fireplace with a wood mantel.
- The kitchen features a Butler's pantry for additional storage.
- Hardwood and tile floors are provided on the main level of the home.
- The unfished lower level awaits your personal design. Large windows provide an abundance of natural light to the future recreation room space.
- Air exchanger.
- Stonebridge homeowners are subjected to a city-administered levy that is added to their property tax bill for the preservation of the area's golf course.

Eating Area,
Family Room and
Laundry Room



Primary Suite,
Ensuite and
Additional
Bedrooms





Additional
Bedroom, Bath
and Exterior





Property Dimensions

Main Floor

Foyer: 5'8" x 5'11"
 Living Room: 11'10" x 10'7"
 Dining Room: 19'10" x 11'1"
 Kitchen: 10'0" x 12'7"
 Eating Area: 9'2" x 12'7"
 Family Room: 16'11" x 12'6"
 Laundry: 10'4" x 6'2"
 Bath: 8'9" x 2'8"

Second Level

Primary Bedroom: 16'2" x 15'4"
 Walk-in Closet: 8'0" x 4'7"
 Bath/Ensuite: 10'6" x 9'1"
 Bedroom: 16'2" x 11'4"
 Walk-in Closet: 5'4" x 4'7"
 Bedroom: 13'0" x 12'7"
 Bedroom: 13'1" x 13'1"
 Walk-in Closet: 6'1" x 3'10"
 Bath: 7'10" x 8'7"





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: Stonebridge

Lot Size: 50.53 ft x 126.00 ft (Irregular)

Taxes/Year: \$6,374.59 / 2023

Heating: Forced Air, Natural Gas

Year Built: 2009 / Approximately

Utilities:
Approximate Hydro Expense: \$109 per month.

Approximate Enbridge Gas Expense: \$118 per month.

Approximate Water and Sewer Expense: \$224 (bimonthly).

Inclusions:
All light fixtures. All window coverings including blinds,

drapes, and rods. Fridge/freezer. Stove. Hood fan. Dishwasher. Microwave. Washer. Dryer. Automatic garage door opener and operators.

Exclusions:
None.

Rental Equipment:
Hot Water Tank – Reliance.

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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