

FOR SALE



The Wright Team

104Heathercrest.com

104 Heathercrest Private

🏠 2 BEDS | 🛀 3 BATHS



STONEBRIDGE

Set within the prestigious Grand Manors of Stonebridge, this popular St. Andrews (Monarch) adult-lifestyle bungalow townhome is turnkey and tucked away on a quiet, charming street.

With a premium location backing onto the Stonebridge Golf Club, this two-bedroom, three-bathroom home reflects a clear pride of ownership throughout.

The bright open-concept layout features hardwood flooring across the main level and an abundance of natural light. A custom feature wall with a natural gas fireplace anchors the living room, offering a warm and welcoming focal point.

The kitchen is light and airy, designed with floor-to-ceiling cabinetry, quartz countertops, stainless steel appliances, a wine and beverage fridge, and open floating shelves for display. A generous centre island provides additional workspace and room for casual seating.

The main level primary bedroom includes a walk-in closet and a well-appointed ensuite. A second bedroom, bathroom, and laundry amenities complete the main level, along with a convenient family entrance to the two-car garage.

The fully finished lower level extends the living space with a spacious recreation room, two versatile flex rooms, a full bathroom, a wine cellar, and abundant storage.

Outdoors, a thoughtfully landscaped backyard awaits. An expansive elevated cedar deck offers a peaceful retreat, complete with an automatic retractable awning for shade and comfort. Surrounded by mature greenery and overlooking the golf course, this private setting is ideal for relaxing or entertaining. Below, stone pathways meander through perennial gardens, creating a seamless connection between the home and its natural surroundings.

Kitchen and
Living Room
with Dining Area





Key Updates & Points to Note

- Built by Monarch Homes.
- Complete kitchen and main floor redesign by Olive and Oak Design and Vily Kozar.
- Rear yard landscaping and perennial garden – 2024.
- New driveway – 2022.
- Basement bathroom – 2022.
- Wine storage room – 2021.
- All new Northstar windows and patio door – 2021. Energy Star rated with UV protection.
- Window coverings – 2021.
- Cedar deck – 2020.
- Remote control power awning over deck – 2020.
- Front yard perennial garden and interlock – 2020.
- New eavestrough with gutter guard – 2020.
- New insulated garage door – 2020.
- New high-efficiency modulating gas furnace and air conditioner – 2019.
- Main floor laundry – 2019.
- Alarm system and security cameras.





Property Dimensions

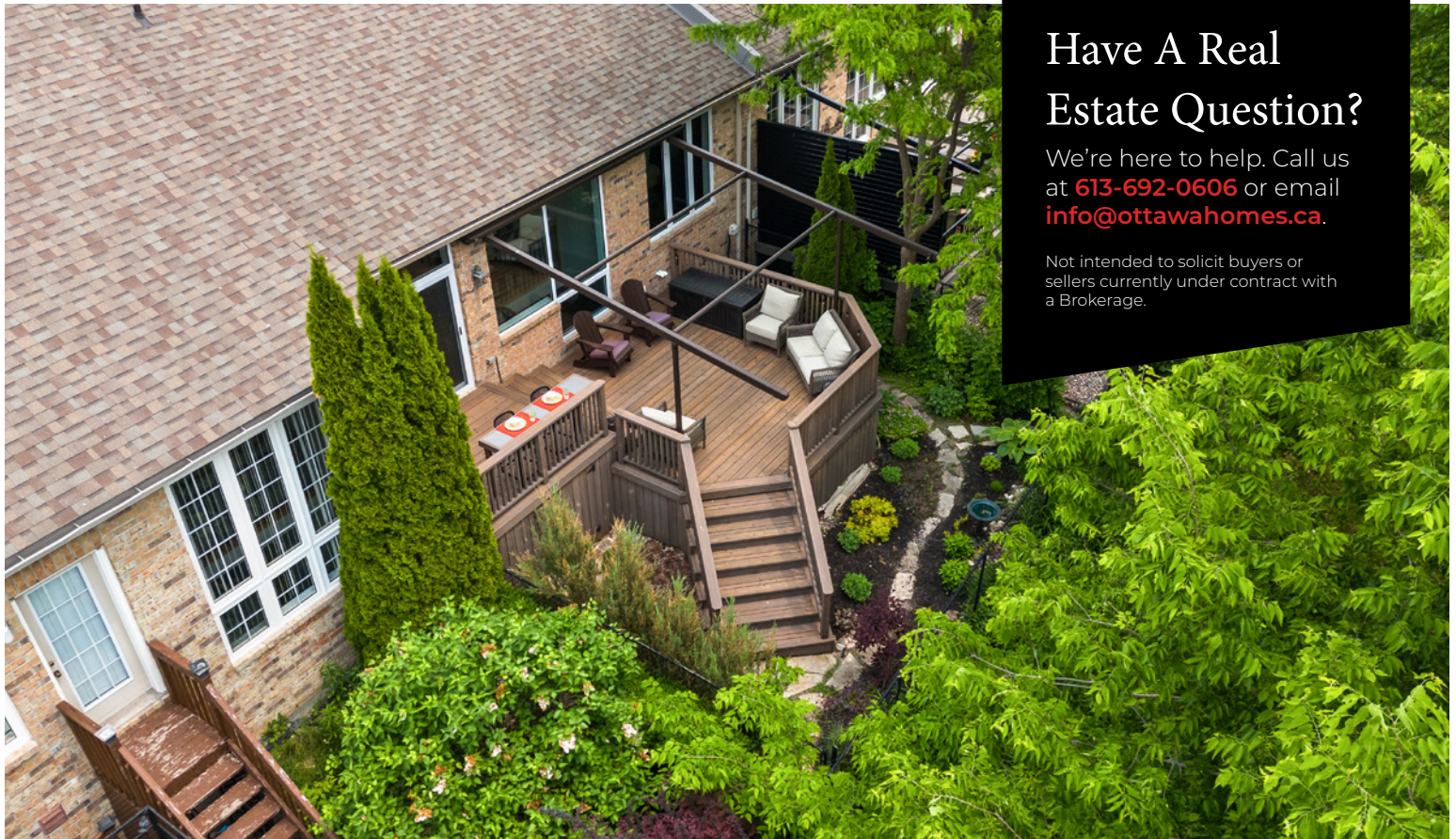
Main Floor

- Foyer 7'4" x 15'9"
- Living Room 10'11" x 16'11"
- Dining Area 9'7" x 15'6"
- Kitchen 19'1" x 14'6"
- Primary Bedroom 10'10" x 15'4"
- Walk-in Closet 7'1" x 6'2"
- Bathroom 7'1" x 9'9"
- Bedroom 9'11" x 11'10"
- Bathroom 7'3" x 7'6"
- Family Entrance 4'10" x 6'0"

Lower Level

- Recreation Room 24'10" x 24'7"
- FLEX 8'10" x 10'7"
- Walk-in Closet 5'10" x 5'6"
- FLEX 9'9" x 9'8"
- Bath 9'2" x 4'11"
- Wine Cellar 3'7" x 5'6"
- Storage 21'7" x 9'1"
- Storage 14'7" x 17'11"





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: 3

Property Type: Bungalow, Townhome

Neighbourhood: Stonebridge

Lot Size: 32.81 x 104.88 ft

Taxes/Year: \$5,857.54 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$1,078.98 / per year.

Approximate Gas Expense: \$929.46 / per year.

Approximate Water Expense: \$581.84 / per year.

Inclusions:

Wall mounts for TVs. Powered awning over deck. Central vac and accessories. All basement shelving. All garage shelving. Garage door opener and remotes. Ceiling fan in office. All light fixtures. Window coverings.

LG fridge in kitchen. LG microwave. Samsung dual oven stove. LG dishwasher. Frigidaire wine fridge. Hood fan. Samsung

washer. Samsung heat pump dryer. Mirrors in mud room. Wine room racks. Fountain in front garden. Two outdoor bar stools.

Exclusions:

Wall mounted televisions. Mirror wall in primary bedroom.

Rental Equipment:

Hot water tank, \$30.48 per month.

Condo Fee:

\$175.00 per month. Covers snow removal of the streets and maintenance of the common areas.

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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P: 613-692-0606

E: info@ottawahomes.ca

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