

FOR SALE



**The Wright Team**

109Goldwood.com

109 Goldwood Private

3 BEDS | 3 BATHS





## STONEBRIDGE

Located in the family-oriented area of Stonebridge, this turnkey executive townhome offers an ideal blend of comfort and convenience. Just moments from parks, schools, retail, the Minto Recreation Complex, and the Stonebridge Golf Course, it enjoys a desirable setting with everyday amenities close at hand.

The desirable Monarch National model features a thoughtfully designed layout with three bedrooms, three bathrooms, and a finished lower level that includes a recreation room with a cozy fireplace.

On the main level, hardwood floors extend through the living and dining areas, with large windows in the living room overlooking the backyard. The eat-in kitchen is appointed with granite countertops, stainless steel appliances, and a peninsula that enhances the workspace. From the breakfast area, a patio door opens to a raised deck with a gazebo and steps that lead to the backyard.

On the second level, the spacious primary bedroom offers two walk-in closets and a 4-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level.



Dining Room,  
Living Room and  
Kitchen







## Key Points to Note & Upgrades

- Monarch Homes, National Model.
- Functional family layout featured throughout the living spaces.
- Main level powder room.
- Primary bedroom with dual walk-in closets and an updated four-piece ensuite including a relaxing bathtub and separate shower.
- The finished lower level incorporates a recreation room with a fireplace. Ample storage is available in the unfinished area.
- Interior access from the foyer to the one-car garage.
- The association fee of \$125 per month covers visitor parking, snow removal and landscaping in the common areas.
- Stonebridge homeowners are subjected to a city-administered levy that is added to their property tax bill for the preservation of the areas golf course.
- Air conditioner and furnace maintenance completed (May-June 2025).
- Garage door cables replaced (2025).



# Key Points to Note & Upgrades (continued)

- Front entrance walkway repolymered between stone (2025).
- Front garden bed and landscaping refreshed (2022).
- Garage floors and walls refinished (2020).
- Door handles on main floor updated (2020).
- Front entrance walkway upgraded (2020).
- Kitchen backsplash installed (2020).
- All kitchen appliances replaced (2020).
- Kitchen lighting over sink and faucet upgraded (2020).
- Primary bathroom renovated (2020).
- Ducts professionally cleaned (2020).
- Powder room toilet replaced (2020–2021).
- Entire home repainted (2020).
- Electrical outlets and switches modernized (2020).







# Property Dimensions

## Main Floor

Foyer: 4'9" x 10'  
 Living: 10'7" x 16'9"  
 Dining: 15'7" x 10'  
 Kitchen: 7'10" x 9'11"  
 Breakfast: 8'7" x 9'8"  
 2pc Bathroom: 2'11" x 6'4"

## Second Level

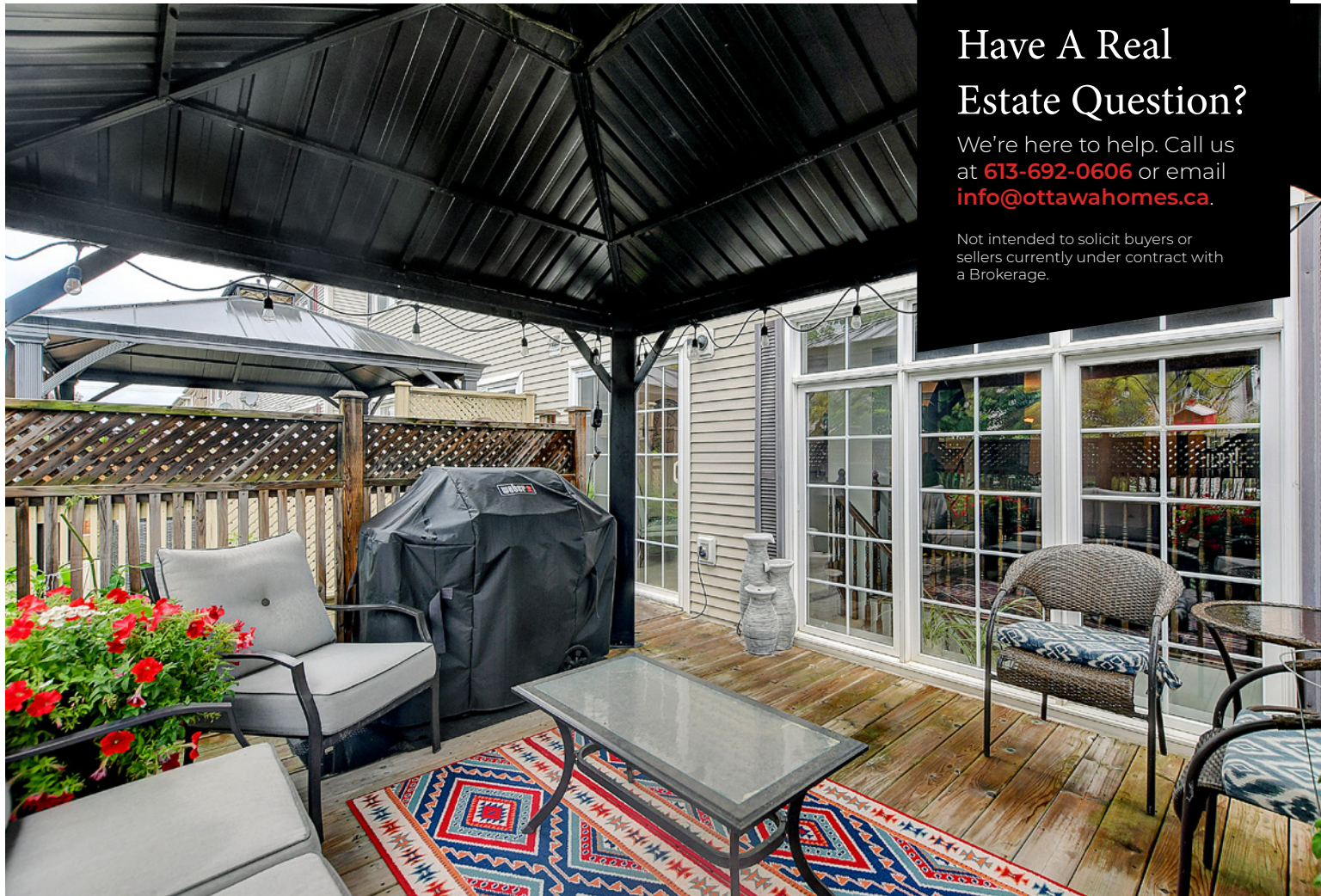
Primary Bedroom: 12'2" x 21'6"  
 4pc Bathroom/Ensuite: 6'5" x 14'2"  
 Bedroom: 9'1" x 10'1"  
 Bedroom: 9'5" x 12'4"  
 4pc Bathroom: 9'6" x 4'11"  
 Laundry: 6'6" x 5'6"

## Lower Level

Recreation Room: 18' x 14'6"







## 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:** 3

**Bathrooms:** 3

**Property Type:** Townhome

**Neighbourhood:** Stonebridge

**Lot Size:** 19.68 ft x 98.42 ft

**Taxes/Year:** \$4,638.08 / 2025

**Heating:** Forced Air, Natural Gas

### Utilities:

Approximate Hydro Expense: \$81.64, May 2025.

Approximate Gas Expense: \$34.89, May 2025.

Approximate Water and Sewer \$98.35, May 2025.

### Inclusions:

All window coverings (blinds, curtains, rods). All light fixtures. Dishwasher. Stove. Microwave

hoodfan. Fridge. Ceiling fan. TV wall Mounts. Washer. Dryer. Basement storage shelves.

### Exclusions:

Shelves in laundry room. Wall mounted televisions. Chest freezer. Gazebo lights.

### Rental Equipment:

Reliance hot water tank rental: \$127.88, quarterly.

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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