



2211Watercolours.com

2211 Watercolours Way

₽ 4 BEDS | 7 4 BATHS



BARRHAVEN -HALF MOON BAY

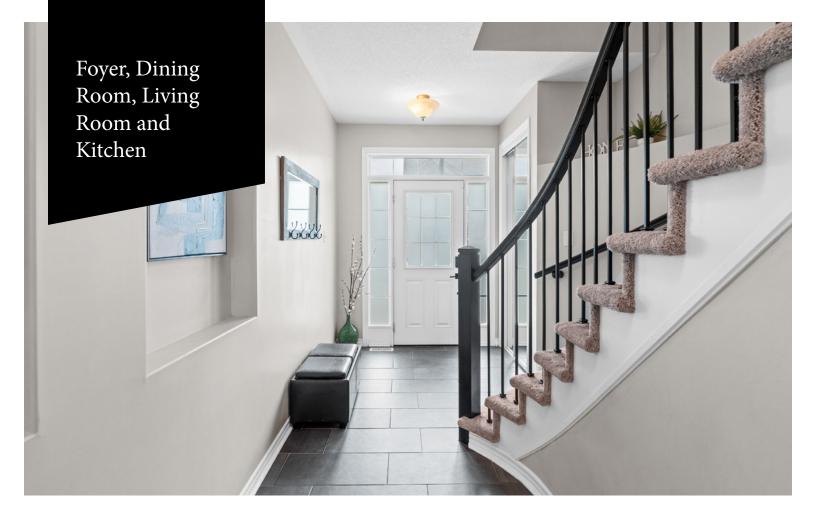
Located moments from schools, parks, walking trails, the Minto Recreation Complex, and the Jock River, this move-in ready home provides convenient access to a variety of family amenities.

The Valleyfield model by Mattamy Homes features four bedrooms, four bathrooms, and a main floor office thoughtfully designed to support work-from-home flexibility. The main level showcases maple hardwood flooring and nine-foot ceilings, while recessed lighting and wall niches add tasteful details. The formal dining room features an open pass-through to the living room, creating a spacious and connected feel. An open concept design flows naturally from the living room, with its cozy fireplace, into the eat-in kitchen. This space boasts quartz countertops, stainless steel appliances, ample storage, and a centre island illuminated by pendant lighting. From here, step outside to a backyard designed for relaxation, complete with a patio, gazebo, and PVC fencing.

Upstairs, four bedrooms, two full bathrooms, and a laundry area offer comfort and convenience. The spacious primary bedroom includes a walk-in closet and a five-piece ensuite featuring dual sinks, a separate shower, and a soaker bathtub.

The finished lower level expands the living space with a large recreation room, a versatile flex room, and three-piece bathroom in the design.

613-692-0606





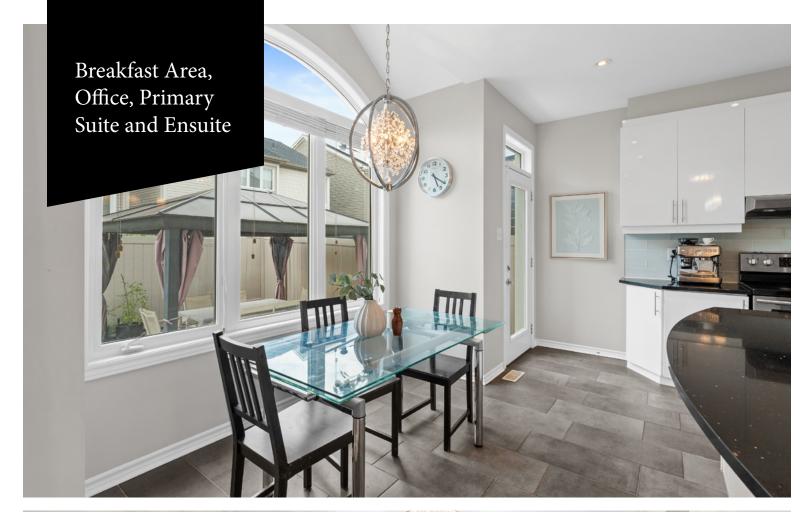






Key Updates & Points to Note

- · Rental, hot water tank (2024).
- · Washer and dryer replaced (2021).
- · Basement finished in 2021, with laminate flooring.
- · Roof replaced (2018).
- · Second level laundry amenities.

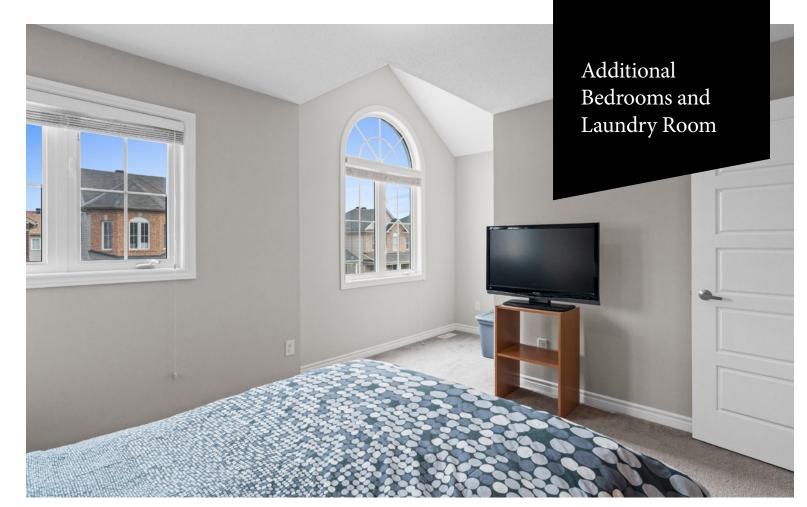






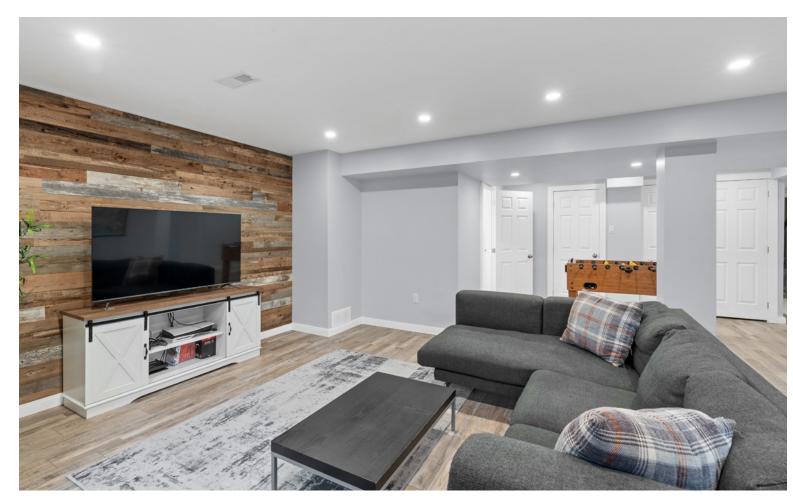


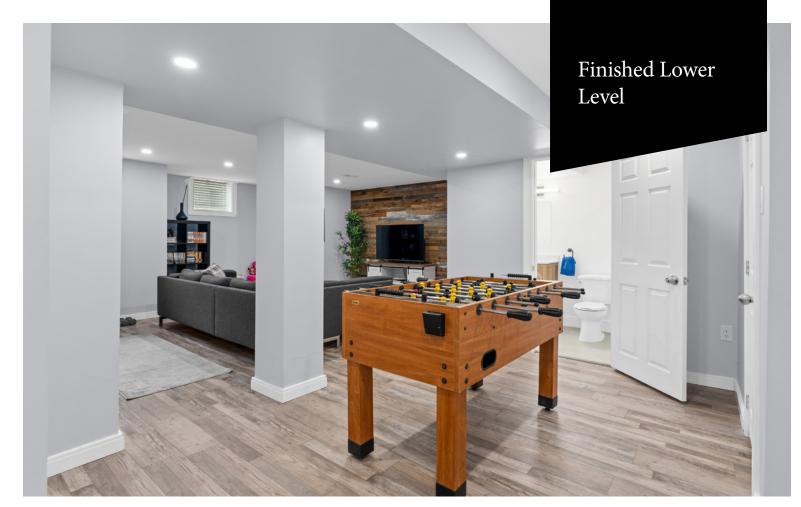






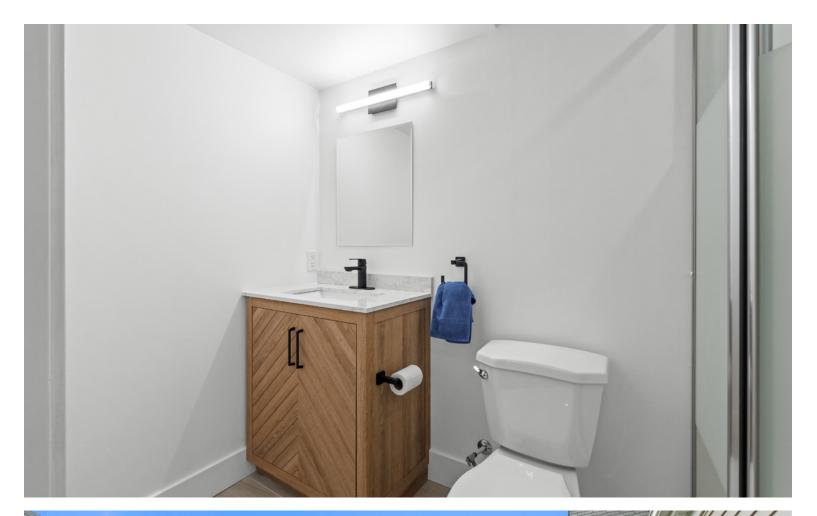












Property Dimensions

Main Floor

Foyer 8'6" x 20'3"

Kitchen 14'2" x 17'0"

Living Room 14'4" x 12'11"

Dining Room 14'1" x 10'11"

Office 12'6" x 8'5"

Bathroom / WC 4'3" x 5'6"

W.I.C. 7'3" x 10'2" Bedroom 11'1" x 13'2"

Bedroom 17'2" x 11'6" Bedroom 11'11" x 8'7" Bathroom 8'4" x 9'0"

Laundry 5'5" x 6'3"

Lower Level

Recreation Room 17'1" x 25'9" Flex 9'6" x 13'3" Bathroom 4'3" x 8'4"

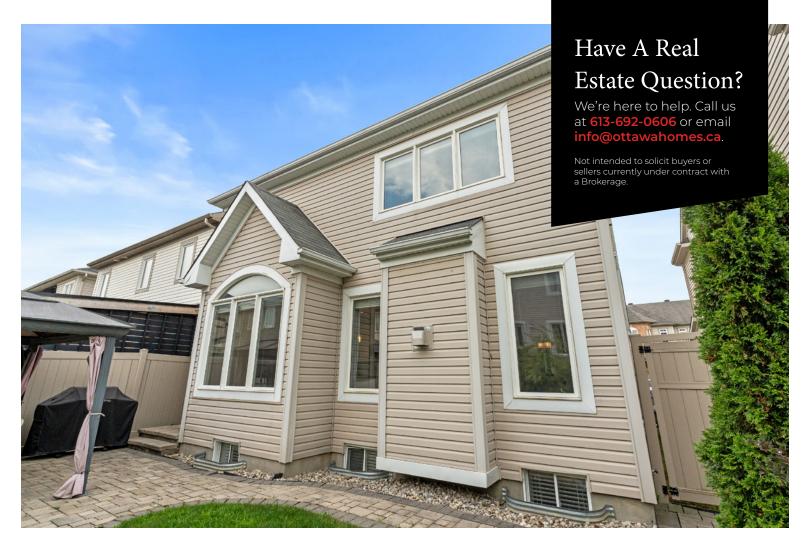




Second Level

Primary Bedroom 21'0" x 15'0"

Primary Bathroom 9'7" x 11'2"



It's All In The Details

Bedrooms: 4

Bathrooms: 4

Property Type: Two-Storey

Neighbourhood: Barrhaven - Half

Moon Bay

Lot Size: 36.05 ft x 81.94 ft

Taxes/Year: \$5,850.86 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$1,411.29 per year.

Approximate Gas Expense: \$1,199.04 per year.

Approximate Water Expense: \$1,033.26 per year.

Inclusions:

Fridge. Stove. Dishwasher. Hood fan. Washer. Dryer. All light fixtures. All window coverings. Curtains. Curtain rods. Blinds. Bathroom mirrors. Garage door openers and remotes. Gazebo.

Exclusions:

Wall mounted television above fireplace.

Rental Equipment:

Hot water tank – Reliance, \$124.95 billed 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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