

FOR SALE



**The Wright Team**

[2211Watercolours.com](http://2211Watercolours.com)

2211 Watercolours Way

4 BEDS | 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.



Foyer, Dining  
Room, Living  
Room and  
Kitchen







## 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.



Breakfast Area,  
Office, Primary  
Suite and Ensuite







Additional  
Bedrooms and  
Laundry Room







Finished Lower Level







# 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"

## Second Level

Primary Bedroom 21'0" x 15'0"  
Primary Bathroom 9'7" x 11'2"  
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"







## Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **[info@ottawahomes.ca](mailto: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:** 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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