

FOR SALE



The **W**right
Team

102Lochnaw.com

102 Lochnaw Private

3 BEDS | 3 BATHS



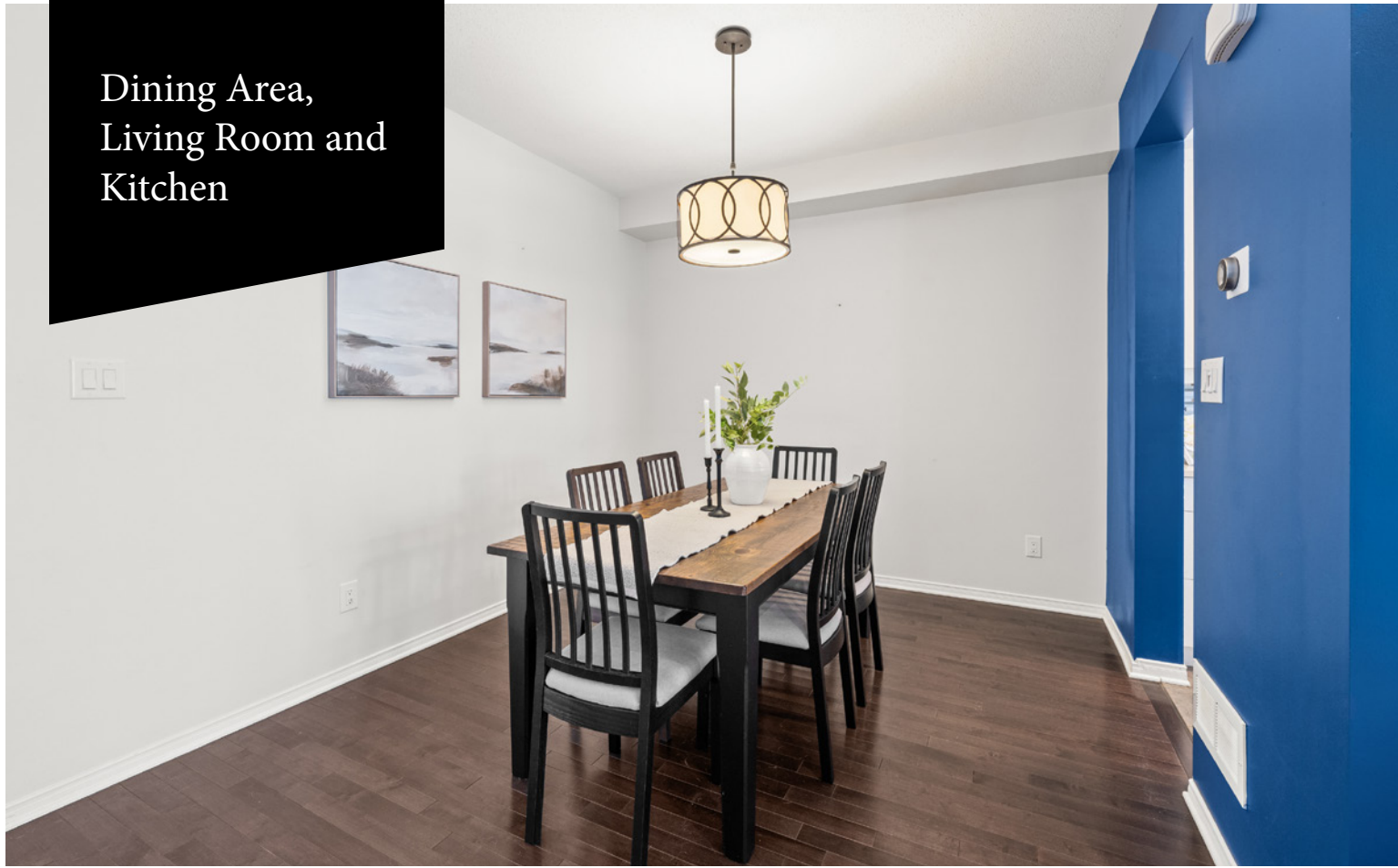
STONEBRIDGE

Nestled in Stonebridge, just moments from the Stonebridge Golf Club, walking trails, parks, schools, restaurants, and shops, this desirable Monarch National model offers a thoughtfully designed layout with three bedrooms, three bathrooms, and a finished lower level featuring a recreation room with a cozy fireplace.

The main level boasts bright, open sightlines with living and dining areas enhanced by hardwood floors. The eat-in kitchen features quartz countertops, stainless steel appliances, and a peninsula that maximizes workspace. From the breakfast area, a patio door opens to the rear outdoor living space, complete with a patio, deck, and astroturf for easy maintenance.

Upstairs, the spacious primary bedroom includes an electric fireplace, two walk-in closets for ample storage, and a four-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level.

Dining Area,
Living Room and
Kitchen





Points to Note & Key Updates

- Monarch Homes, National Model.
- Functional family layout featured throughout the living spaces.
- Main level powder room.
- Primary bedroom with dual walk-in closets and a 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 single garage.
- The association fee of \$133.81 per month covers the maintenance of 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.
- Interlocking stone featured on the front exterior.
- Rear outdoor living area with patio, deck, and astroturf.



Breakfast Nook,
Primary Suite
and Ensuite



Property Dimensions

Main Floor

Foyer 5'3" x 10'1"
Living Room 11'3" x 15'11"
Dining Area 19'4" x 10'1"
Kitchen 8'0" x 10'2"
Breakfast Nook 8'0" x 9'4"
Bathroom 3'3" x 6'5"

Second Level

Primary Bedroom 12'3" x 21'2"
Primary Bathroom 6'8" x 13'9"
W.I.C. 6'8" x 8'7"
W.I.C. 6'0" x 5'2"
Bedroom 8'10" x 9'9"
Bedroom 10'1" x 12'5"
Bathroom 10'1" x 4'9"
Laundry 6'8" x 5'5"

Lower Level

Recreation Room 19'3" x 15'3"





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: 19.66 ft x 93.21 ft

Taxes/Year: \$4,244.31/ 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$934 (12-month total)

Approximate Gas Expense: \$707 (12-month total)

Inclusions:

Fridge. Stove. Dishwasher. Hood fan. Washer. Dryer. All window coverings. All light fixtures. All bathroom mirrors. Central vac and attachments (in as-is condition, working, however the switch is inconsistent). Garage door opener and remote. Doorbell camera. Nest Thermostat. Electric fireplace.

Exclusions:

Security camera in the backyard and garage.

Rental Equipment:

Hot water heater.

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.

Wright
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