

FOR SALE



Wright
The **Team**

105Abetti.com

105 Abetti Ridge

3 BEDS | 3 BATHS



HALFMOON BAY/ STONEBRIDGE

Located moments from schools, parks, the Stonebridge Golf Club, the Minto Recreation Complex, and walking trails leading to the Jock River, this move-in ready three bedroom, three bathroom home offers convenient access to a range of everyday amenities.

Constructed by Tamarack Homes, the Middlebury model presents beautifully, featuring numerous upgrades and thoughtful designer finishes. Hardwood flooring enhances the main living spaces, complemented by a natural gas fireplace and an open-concept layout filled with natural light. The kitchen offers ample storage and prep space, a walk-in pantry, quartz countertops, stainless steel appliances, and a centre island with a raised breakfast bar, ideal for casual dining.

Upstairs, the primary bedroom includes a walk-in closet and a private 4-pc ensuite. Two additional bedrooms, a full bathroom, and a dedicated laundry room add to the home's functionality.

Downstairs, the professionally finished lower level provides additional living space, including a spacious recreation room with a second gas fireplace.

Outside, the fenced backyard is designed for everyday enjoyment, with a deck and patio area. Perennial gardens add seasonal colour, while a backdrop of mature trees enhances privacy.

Foyer, Kitchen
and Dining Area





Key Updates & Points to Note

- Natural gas furnace and central air conditioner replaced in 2021.
- Large Trex decking installed in 2021.
- Composite fencing installed in 2021.
- Blink camera monitoring system.
- 9-ft ceilings on main level.
- Built-in speakers.
- Garage keypad entry added.
- Kitchen lower cabinets refaced.
- Gutter guards installed.
- Front and back patio stones re-levelled.
- French drain added to the property to improve drainage.
- Walking distance to trails and shopping.

Living Room,
Primary Suite,
Ensuite and
Additional
Bedroom





Property Dimensions

Main Floor

Foyer 8'1" x 14'5"
 Kitchen 8'2" x 12'6"
 Pantry 3'6" x 4'5"
 Dining Area 8'2" x 10'3"
 Living Room 10'5" x 28'1"
 Bathroom 3'5" x 7'0"

Second Level

Primary Bedroom 11'3" x 14'2"
 W.I.C. 6'11" x 5'2"
 Primary Bathroom 6'11" x 10'4"
 Bedroom 8'7" x 10'9"
 Bedroom 9'8" x 17'5"
 Bathroom 6'11" x 8'7"
 Laundry 6'0" x 5'3"

Lower Level

Recreation Room 18'2" x 20'7"





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: Semi-Detached

Neighbourhood: Halfmoon Bay/
Stonebridge

Lot Size: 25.84 ft x 113.98 ft
(Irregular)

Taxes/Year: \$4,648.31 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$62 per month.

Approximate Gas Expense: \$92 per month.

Approximate Water Expense: \$46 per month.

Inclusions:

Refrigerator, Stove, hood Fan, Microwave, Dishwasher, Auto garage door opener with 2 remotes, Central vacuum with

accessories, all light fixtures, all window coverings.

Exclusions:

None.

Rental Equipment:

Hot Water Tank - \$150.97 plus tax, 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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