

FOR SALE



Wright
The Team

334Warmstone.com

334 Warmstone Drive

3 BEDS | 3 BATHS



STITTSVILLE

Set in Poole Creek Village, a thoughtfully planned residential community in Stittsville, this property is close to an array of family-friendly amenities and everyday conveniences.

This beautifully presented Tamarack Cambridge model townhome offers a stylish, well appointed interior with quality finishes throughout. The three bedroom, three bathroom layout features an open concept main level with wide plank wire brushed hardwood flooring, abundant natural light, and a natural gas fireplace in the living area. The finished lower level recreation room provides a comfortable extension of the home.

The kitchen is both functional and refined, featuring upgraded cabinetry, stone countertops, a walk-in pantry, and a centre island that serves as a casual gathering space.

Upstairs, the primary bedroom includes a walk-in closet and a private 4-piece ensuite. Two additional bedrooms each offer walk-in closets, while a full bathroom and a separate laundry room with sink complete this level.

Outside, enjoy a landscaped backyard with a deck, offering a comfortable space for outdoor relaxation.

Foyer, Kitchen
and Dining Area





Key Points to Note

- Upgraded cabinetry.
- Stone counters.
- Wide plank wire brush hardwood.
- Walk-in pantry with upgraded door.
- Landscaped backyard with deck and fence on two sides.
- Art nook with pot lights.
- All bedrooms have walk-in closets.
- Ideally located within a well connected neighbourhood, with convenient access to major routes and transit. Close to community parks, schools, and retail, with nearby walking paths and natural landscapes.

Living Room,
Primary Suite,
Ensuite and
Additional
Bedroom



Property Dimensions

Main Floor

Foyer 9'1" x 15'9"
Living Room 10'11" x 12'11"
Dining Area 7'10" x 13'0"
Kitchen 18'9" x 12'4"
Pantry 4'6" x 4'7"
Bathroom 4'6" x 4'7"

Second Level

Primary Bedroom 11'10" x 22'3"
W.I.C. 7'11" x 4'6"
Primary Bathroom 6'7" x 16'2"
Bedroom 9'10" x 12'9"
Bedroom 8'7" x 15'3"
Laundry 7'11" x 5'9"
Bathroom 7'11" x 8'6"
W.I.C. 4'6" x 4'10"
W.I.C. 6'7" x 5'9"

Lower Level

Recreation Room 18'9" x 25'4"





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: Townhouse

Neighbourhood: Stittsville

Lot Size: 20.01 ft x 103.35 ft (Irregular)

Taxes/Year: \$4,525.58 / 2025

Heating: Forced Air, Natural Gas

Inclusions:

All light fixtures. All blinds and drapes and accessories. Fridge/freezer. Stove. Hoodfan. Dishwasher. Washer. Dryer. Auto garage door opener and remote.

Exclusions:

Wall mounted TVs (brackets to

remain). Basement Fireplace. Microwave.

Rental Equipment:

Water Heater - Reliance.

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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