

Welcome to 715 Mondego Terrace



www.LisaFitzpatrick.ca 613.324.5472

THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

715 Mondego Terrace

\$955,000



Nestled on a quiet street in the beautiful neighborhood of Stonebridge, this stunning single-family home, built by Monarch Homes, combines modern living with timeless charm.

Step through the covered porch into a spacious and welcoming layout, perfect for today's lifestyle. The bright eat-in kitchen features ample cabinetry including Pantry & Pot Drawers, island with a breakfast bar, and a convenient patio entrance leading to a custom two-tier cedar deck with built-in shed- ideal for outdoor dining and relaxation. Beautifully landscaped with perennial gardens to enjoy year after year. Great room complete with central gas fireplace, large stylish dining room includes wainscoting and crown molding, perfect for family gatherings.

Adjacent to these spaces is a welcoming living room currently used as music room. Second level features four generously sized bedrooms, including a primary suite with a 5 piece en-suite and walk-in closet. Fourth bedroom with walk-in closet and cheater door access to 4 pc family bath. Lower level is a blank canvas with a rough-in for future bathroom, providing plenty of storage space and endless possibilities.

Main floor laundry with inside access to double car garage, 2 pce powder room, rich Maple hardwood flooring and ceramic tile throughout the main floor and Oak hardwood staircase to second level; this home is move-in ready.

Don't miss this opportunity to make 715 Mondego Terrace your new home!

Noteworthy: 9 foot ceilings on main floor, rough in for central vacuum.

Lot Size: Irregular
55.54 ft x 119.58 ft x 35.03 ft x 110.39 ft

Heat/Cooling: Forced Air Natural Gas
Central Air Conditioning

Bedrooms: 4 **Bathrooms:** 2.5

Rentals: Hot water tank
Property Taxes: 2024/ \$6,836.09

Inclusions: Refrigerator, stove, dishwasher, washer, dryer, all window blinds, auto garage door openers, appliances & EcoBee Thermostat included in as-is condition.

Exclusions: Drapery in Living and Dining Room, Freezer in Basement, Makeup Mirror in Ensuite bathroom

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The Nantucket

Elev. A 2,578 sq.ft. / Elev. B 2,603 sq.ft. / Elev. C 2,603 sq.ft. ~ 40' Series

Elevation C

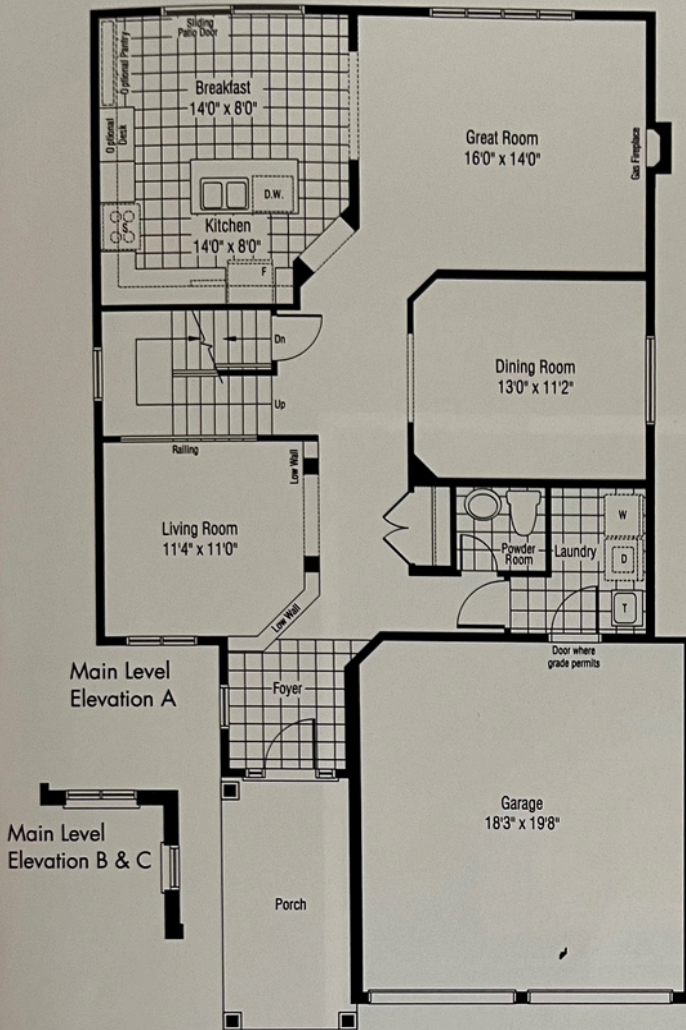


Elevation A



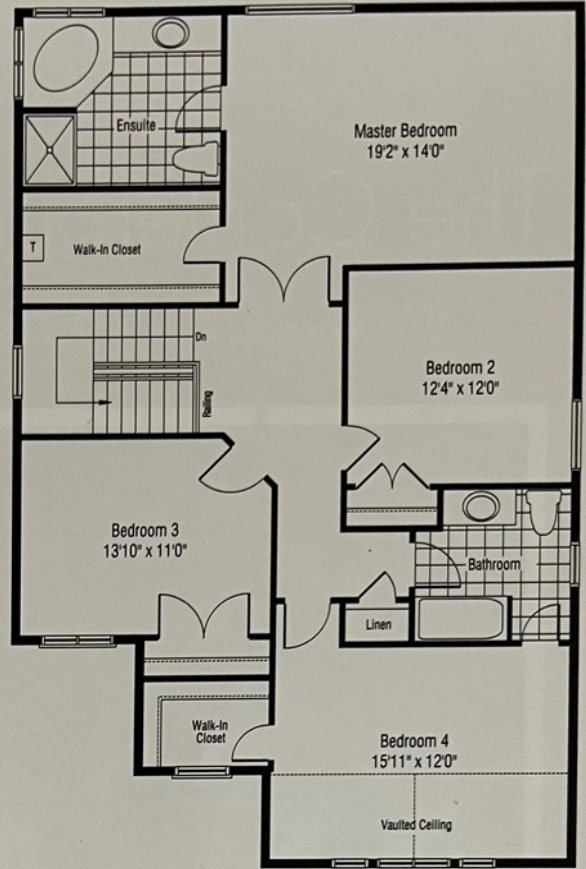
Elevation B



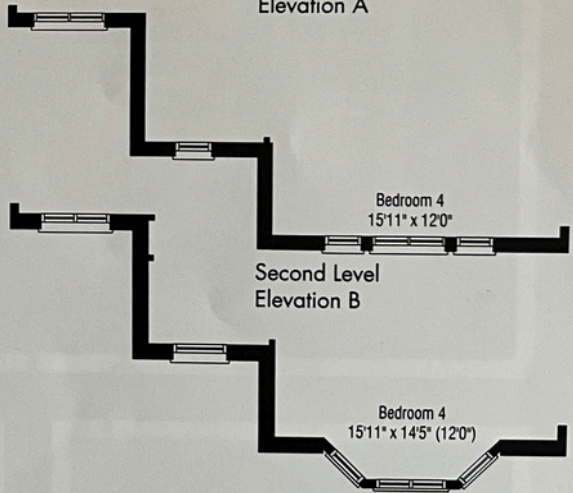


Main Level Elevation A

Main Level Elevation B & C

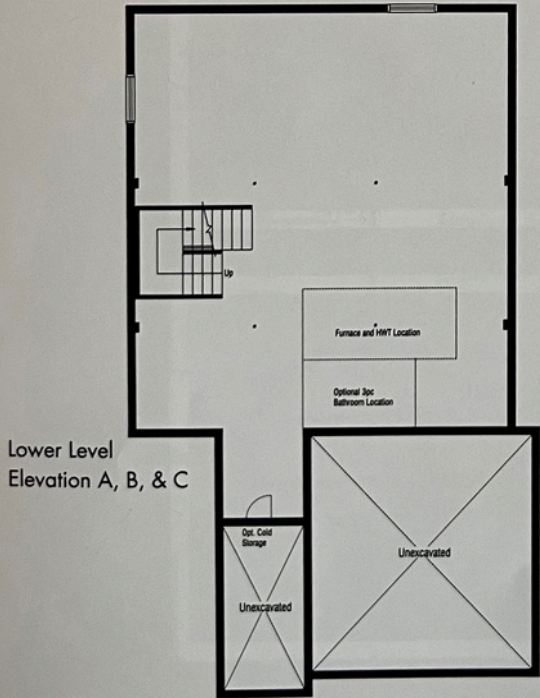


Second Level Elevation A



Second Level Elevation B

Second Level Elevation C



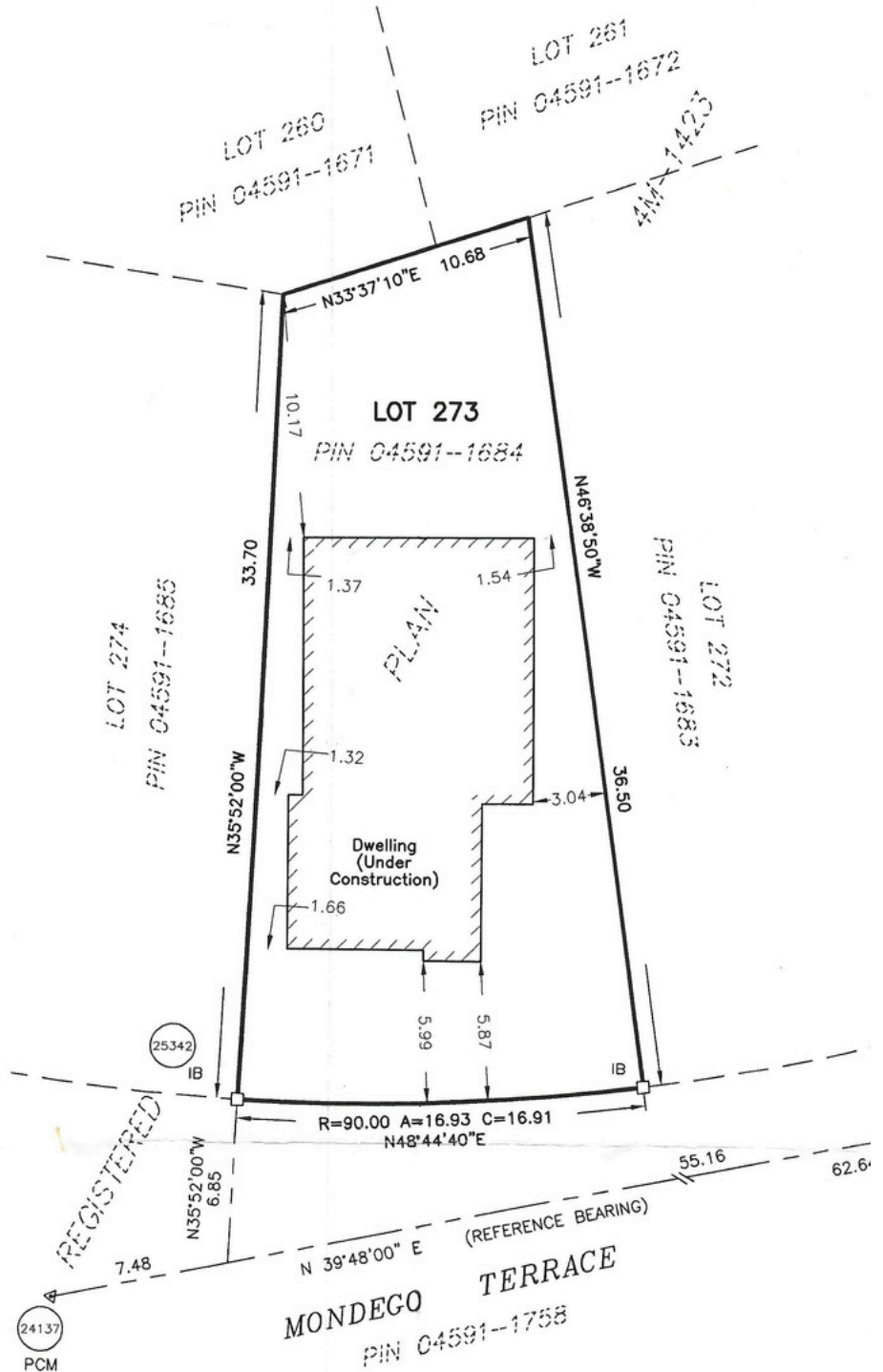
Lower Level Elevation A, B, & C

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Location, home designs, features and prices are subject to change without notice due to site conditions, availability of materials, and architectural control. All dimensions are approximate. Actual usable floor plan space may differ from stated area in accordance with Bulletin 22 published by the Tarion Warranty Corporation. Renderings are artist's concept and will change if required by site conditions, availability of materials, and architectural control. E.&O.E. June 2013.



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
LOT 273
REGISTERED PLAN 4M-1423
CITY OF OTTAWA



SCALE 1 : 250



FAIRHALL, MOFFATT & WOODLAND LIMITED

ONTARIO LAND SURVEYORS

NOTES

1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PROJECT CONTROL MONUMENTS AS SHOWN HEREON, HAVING A BEARING OF N39°48'00"E.
2. CADASTRAL POINTS, SUCH AS LOT CORNERS, HAVE BEEN ESTABLISHED AT THEIR COORDINATE POSITION PER RECORDS OF FAIRHALL, MOFFATT AND WOODLAND LIMITED REF. No. 1-4M-1423.

LEGEND

- - SURVEY MONUMENT SET
- IB - IRON BAR
- △ - MAGNETIC NAIL AND WASHER
- ⊙²¹⁰⁰² - POINT NUMBER IDENTIFIER
- PCM - PROJECT CONTROL MONUMENT
- PIN - PROPERTY IDENTIFIER NUMBER

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND

LOT 273, REGISTERED PLAN 4M-1423 CITY OF OTTAWA AS IN ALL OF PIN 04591-1684.

REGISTERED EASEMENTS

NONE REGISTERED.

ZONING

COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR
MONARCH CONSTRUCTION LTD.
 THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON APRIL 7, 2014.

May 12/14
 DATE

 WILLIAM J. WEBSTER
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1901477



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29 (3).

**Fairhall
 Moffatt &
 Woodland**



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JOB No.
 N 6 3 5 0 0
 E 365528, N 5011585
 REFERENCE No.
 1 - 4M-1423

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 srpr273.dwg (kb)

⊙²⁴¹³⁸
 PCM

