



Offered At \$1,179,000

Welcome Home

200 Kinloch Court  
Stonebridge, Ottawa



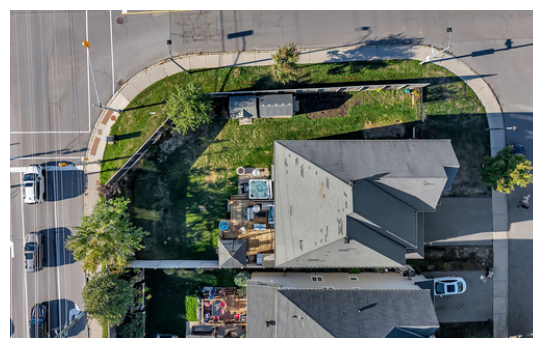
This stunning Evergreen Model Home, built by Monarch, offers approximately 3,574 square feet of luxurious finished space. It is situated on an attractive, large corner lot in the highly sought-after neighbourhood of Stonebridge, with the added benefit of having no rear neighbours. The home boasts excellent curb appeal, featuring a grey stone exterior, a covered front porch, and permanent LED lighting. As you enter the grand foyer, you'll be impressed by the architecturally designed 9-foot ceilings. The main level is adorned with gleaming black maple hardwood flooring and contemporary ceramic tiles. The living room on the main floor includes a cozy fireplace and a bay window, while an office with built-in cabinetry provides a functional workspace. The formal dining room is a delight, featuring a picture window and custom wainscoting. In the large family room, natural light streams through the windows from the west-facing backyard oasis, and a gas fireplace adds to the warmth. The room opens to a gourmet eat-in kitchen with quartz countertops, numerous shaker-style white cabinets, a delightful breakfast bar, and an eating area with patio doors leading to a very private, fully fenced backyard. A grand staircase leads to the second floor, where you'll find a unique primary suite that includes a spacious bedroom with picture windows, a luxurious five-piece ensuite bath, and a huge walk-in closet with custom cabinetry. The second bedroom features double closets and a three-piece ensuite bath, while the third and fourth bedrooms are generously sized and share a spacious Jack and Jill three-piece ensuite bath with an additional walk-in closet. The lower level consists of an unfinished basement with high ceilings and several oversized windows, waiting for your personal touch. This executive home, located on a large corner lot, is a perfect setting for enjoying time with family and friends on your deck, under your gazebo, or in your hot tub. The quiet, child-friendly court is conveniently located steps from major travel routes, transit, top-rated schools, and many local amenities.

FEATURES

- 4 bedrooms
- 4 bathrooms
- 2 fireplaces
- main floor laundry
- large corner lot
- attached double garage
- forced air furnace
- central air conditioner



To view the property website,  
Scan this code  
OR head to  
<http://www.200kinloch.com/>



ROYAL LEPAGE  
Team Realty  
Independently Owned and Operated, Brokerage

Nina TACHUK  
REALTOR®

613-725-6462  
NinaTachuk.com  
NinaTachuk@royallepage.ca



Nina TACHUK  
REALTOR®

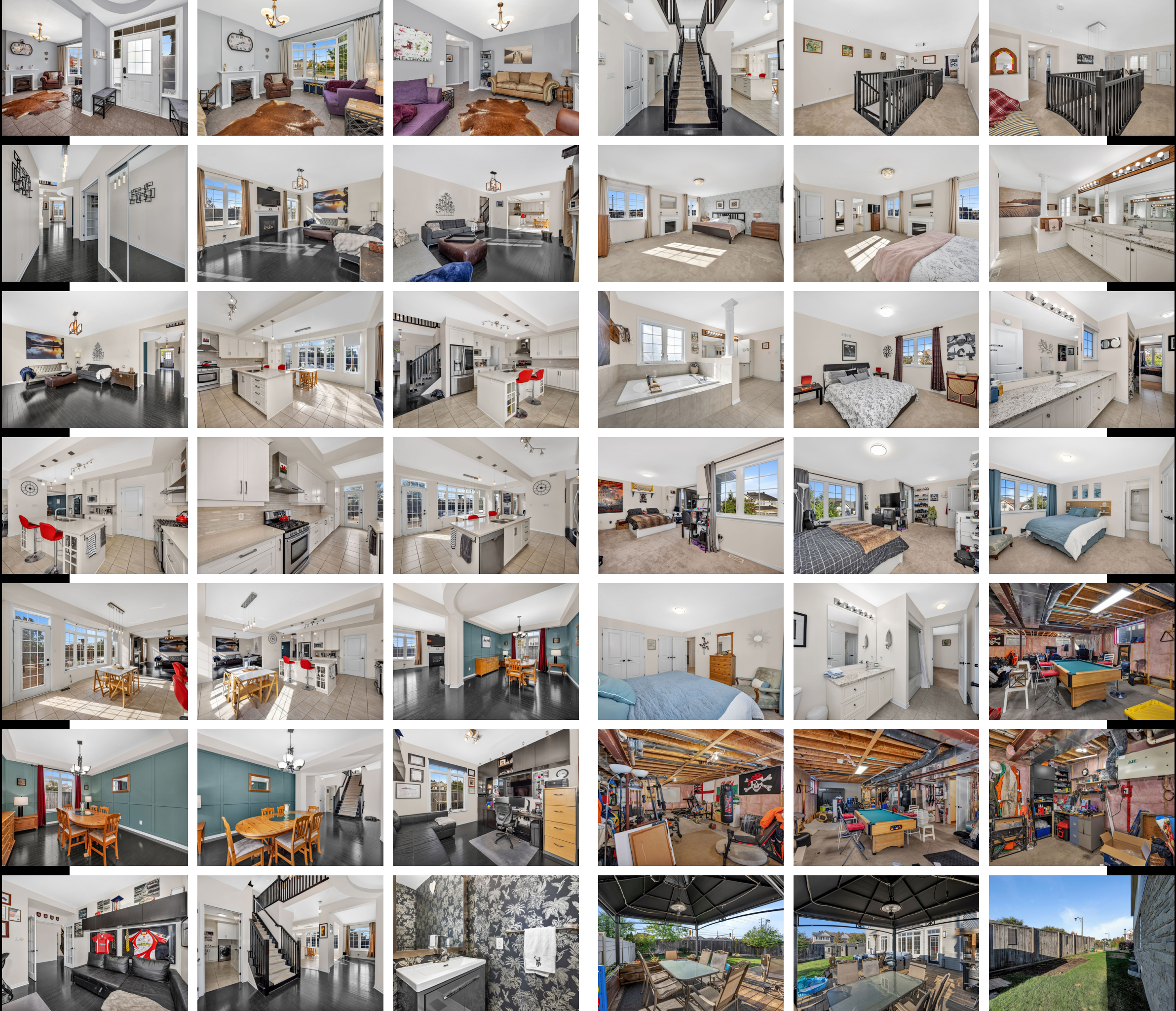
613-725-6462  
NinaTachuk.com  
NinaTachuk@royallepage.ca

**NOTABLE UPGRADES / FEATURES**

- Deck 2020
- Builder upgraded closets with custom cabinetry
- Gourmet Eat-In Kitchen
- Quartz Countertops in Kitchen and all Bathrooms
- Upgraded light fixtures
- Entire home painted in 2024
- Dining Room Wainscoting 2023
- Washer 2022
- Dryer 2024
- Refrigerator 2023
- Powder Room Upgrade 2024
- 9' ceilings on Main Level
- Large, Corner Lot
- Fully Fenced Backyard
- No Rear Neighbours
- Quiet, Child-Friendly Court, Steps to Amenities
- Hot Tub 2022

**ROOM MEASUREMENTS:**

- Foyer 10'11" x 6'8"
- Hallway 11'3" x 5'4"
- Living Room 15'6" x 11'11"
- Office 13'2" x 10'11"
- Dining Room 23'7" x 12'2"
- Family Room 19'1" x 14'4"
- Eat-in Kitchen 19'9" x 18'8"
- Laundry Room 14'1" x 10'2"
- Powder Room 6'9" x 2'7"
- Primary Bedroom 19'1" x 14'3"
- Walk In Closet 11'1" x 6'1"
- Ensuite 18'7" x 14'3"
- Bedroom 12'0" x 10'9"
- Bedroom 18'11" x 14'2"
- Bathroom 13'3" x 8'3"
- Bedroom 13'11" x 12'2"
- Bathroom 12'8" x 6'4"
- Hallway 26'11" x 12'2"
- Basement 38'3" x 38'1"
- Storage Room 18'11" x 13'5"
- Garage 19'3" x 18'8"



**INCLUDED:**

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer
- Dryer
- All Light Fixtures
- All Window Treatments
- Auto Garage Door Opener & Remote
- Furnace De-Humidifer
- HRV
- Gazebo
- 1 Shed
- Central Vac, Drum & Accessories
- Programmable Permanent LED Exterior Lights

**EXCLUDED:**

- Basement Refrigerator
- Mini-fridge
- Garage Cabinets

**NEGOTIABLE ITEMS:**

- Hot Tub

**RENTAL EQUIPMENT**

- Gas Hot Water Heater - \$38.66/month

**PROPERTY TAXES**

- \$8,749 - 2024

**APPROXIMATE UTILITIES**

- Water \$150 per quarter
- Gas \$128 per month on equal billing
- Hydro \$126 per month

All information is believed to be accurate and should be verified by any buyers.