



342 Warmstone Dr., Stittsville

\$599,900

Welcome to this stunning executive SEMI-DETACHED Magnolia Model by Tartan. Located in the fantastic neighbourhood of Poole Creek this home shows like a model home. Featuring 3 bedrooms + loft, this home has been tastefully upgraded.



Gisele Poirier
Sales Representative

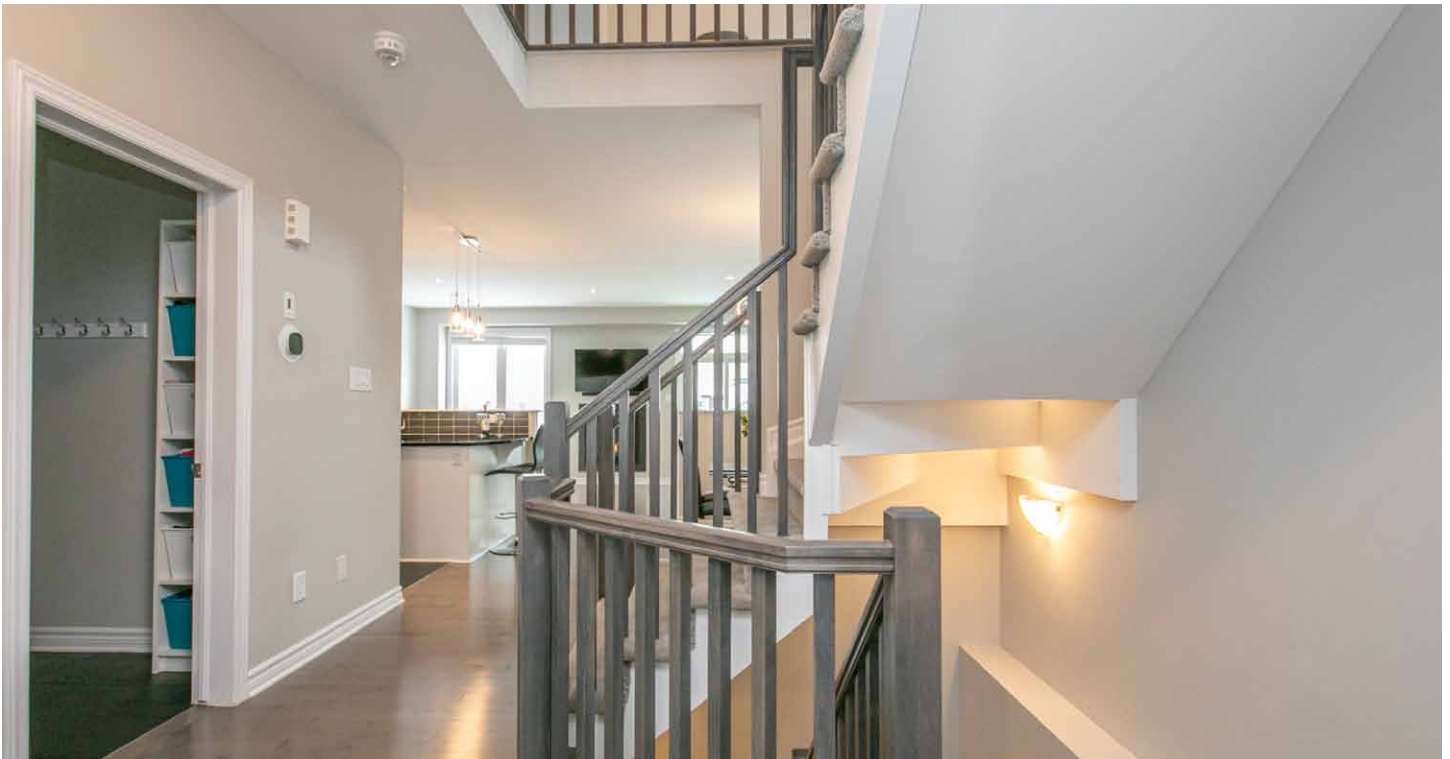
t: 613.592.6400

c: 613.898.0503

e: giselep@royalpage.ca

www.giselepoirier.com

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MAIN FLOOR

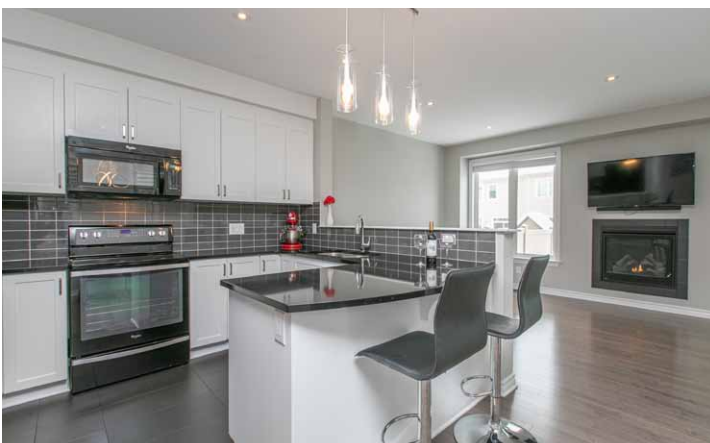
Main floor features open concept living with 9' ceilings, gleaming upgraded 3 1/2" maple hardwood floors and black tile in the foyer, kitchen and mudroom. The staircase railings and spindles were also upgraded to match the flooring.

KITCHEN/DINING

The large kitchen area features upgraded black quartz counters with a sit-up area, black appliances, white cabinetry, pot lights and pendant lighting. A separate dining area is just off the kitchen and is a perfect space for hosting your dinner parties.

LIVING ROOM

Enjoy your cozy gas fireplace with a fan keeps everyone warm. Patio doors off the living room lead to the fully fenced yard featuring maintenance free 7' PVC fencing.





2ND FLOOR

The upgraded maple railings and spindles flow up to the 2nd floor. Carpet flows through all the bedrooms, loft area and stairs. There is a primary bedroom as well as 2 additional spacious bedrooms, a loft area, main 4-piece bathroom with plenty of counter space and a laundry room with wall cabinets.

PRIMARY BEDROOM

The spacious primary suite is large enough to hold a king size bed. Relax and enjoy your private 4-piece ensuite bath with a large soaker tub and separate shower with glass doors. There's also a walk-in closet.



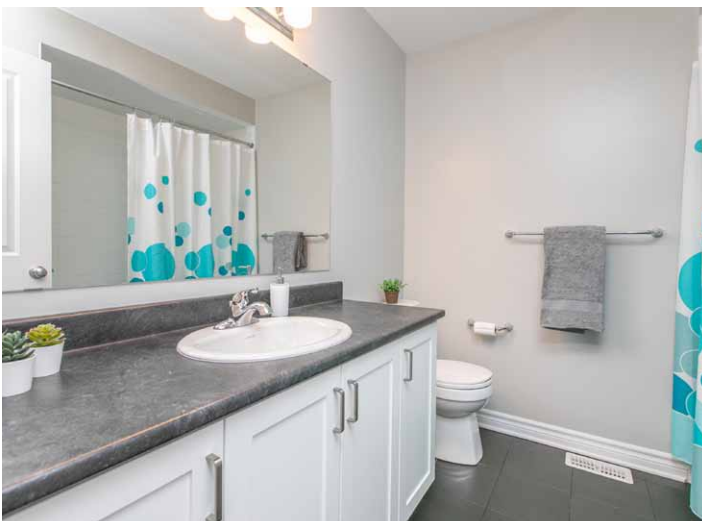
SECONDARY BEDROOMS

There are 2 additional bedrooms on this floor along with a 4-piece bath and laundry room with cabinets.



OPEN LOFT AREA

The open concept loft area is perfect for a home office. This area has a window so it's a nice bright work space.





LOWER LEVEL

The upgraded maple staircase railings and spindles continue to flow into the basement. Oversized basement windows make this area bright. There is a storage room and rough-in for a future bathroom.



RECREATION ROOM

The L-shaped area is large enough to have a play area for the kids, a workout and an entertainment area for watching TV.



Room Dimensions

MAIN LEVEL

Foyer:	12'2" x 4'9"
Living Room:	19'4" x 11'6"
Dining Room:	10'4" x 5'8"
Kitchen:	8'7" x 11'1"
Bathroom (2 pc):	
Mudroom:	5'1" x 7'7"

UPPER LEVEL

Primary Bedroom:	12'10" x 13'9"
Ensuite Bath (4 pc):	10'4" x 6'1"
Walk-in Closet:	7'2" x 4'4"
Bedroom 2:	12'2" x 9'3"
Bedroom 3:	13'11" x 9'6"
Loft:	8'0" x 8'10"
Main Bathroom (4 pc):	7'3" x 7'8"
Laundry Room:	5'2" x 6'10"

LOWER LEVEL

Recreation Room:	18'1" x 13'3" 8'9" x 8'10"
Bathroom (<i>rough-in</i>)	

Details

Builder / Model:	Tartan / Magnolia
Year Built:	2016 approx.
Lot Size:	24.61 feet x 103.35 feet
Taxes:	\$3,949 (2020)
HWT Rental:	\$46/mo incl. HST
Square Footage: <i>(as per Builder's Plans)</i>	2,160 sq.ft. incl. finished basement
Bedrooms:	3
Baths:	4
Fireplace:	1 gas with fan
Air Conditioning:	Central Air
Heat:	Natural gas
Garage:	1 car attached

Inclusions

Refrigerator, Stove, Dishwasher, Microwave/Hood Fan, Washer, Dryer, Freezer, Auto Garage Door Opener w/remote, Smoke Detector, Window Blinds, TV wall brackets (x2), Nest Thermostat, Grey Sectional Sofa in Basement, Kitchen Bar Stools (x3) Storage shed

Neighbourhood

Poole Creek, in the heart of Stittsville, is one of Ottawa's rapidly growing suburbs. It's a great family oriented neighbourhood that is minutes to Hwy 417, Tanger Outlet, Canadian Tire Centre, and the DND Carling campus. Nearby parks include Tempest Dr, Bandmaster Park and Par-La-Ville Park. Poole Creek Village was named after the waterway that meanders through Stittsville and once supported a village mill.



Car-Dependent

Most errands require a car.



Some Transit

A few nearby public transportation options.



Bikeable

Some bike infrastructure.

Gisele Poirier, Sales Representative

Master Certified Negotiation Expert® (MCNE®) | Seniors Real Estate Specialist® (SRES®)

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484 Hazeldean Rd., Kanata, ON K2L 1V4



The above information is believed to be accurate but not warranted. Measurements are approximate.