



580 Rosehill Avenue

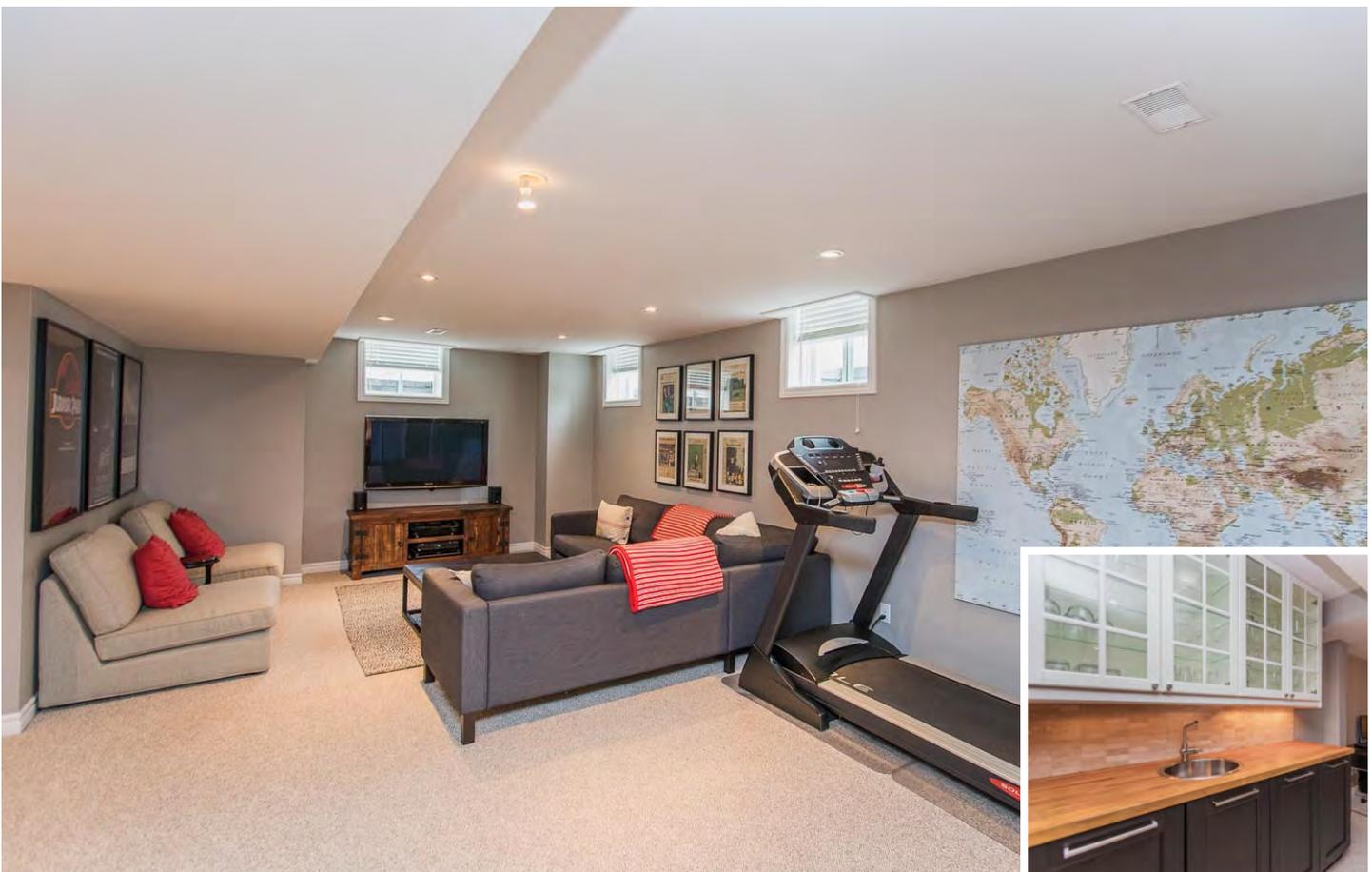


CHRISTINE HAUSCHILD
REAL ESTATE TEAM

Modern, trendy & spacious family home.

Set in the heart of Stittsville's Fairwinds community is the impeccable 580 Rosehill Avenue which exudes style, comfort and charm at every turn. Built in 2007, this family home offers a lovely layout which is spacious yet functional for family and entertaining. The main level includes rich hardwood flooring and pot lighting complimented by modern fixtures. The large dining area features beautiful mouldings and natural light and the living room is warm and inviting with a cozy gas fireplace. Open to the living area; the kitchen allows great storage and work space and includes modern stainless appliances. On the upper level you will find four bedrooms including the master retreat with walk-in closet and spa-like ensuite with gorgeous glass shower and large soaker tub. The finished lower level adds an incredible amount of additional living space; great as a play space for kids or to enjoy gathering with family and friends. The focal point in this room is undoubtedly the fabulous wet bar with wood counter top and glass-faced cabinetry. This level also includes a convenient 2-piece bath and plenty of options for storage. Outside, superb landscaping extends your living space to the great outdoors! The fully fenced yard adds welcomed privacy and the large patio area is great for entertaining and low maintenance yard care; a desirable urban oasis awaits! The large wrap-around porch adds to the corner lot's curb appeal and is the perfect location for families to thrive. Close in proximity to convenient amenities and recreational activities, this home is turn-key and ready for your enjoyment.





MAIN LEVEL

Foyer:	9' 4" x 4' 6"
Living Room:	16' 7" x 15' 11"
Dining Room:	19' 8" x 11' 6"
Kitchen:	13' 3" x 7' 9"
Eating Area:	13' 3" x 6' 11"
Powder Room:	6' 10" x 3'

UPPER LEVEL

Master Bedroom:	13' 2" x 12' 10"
Walk-in Closet:	6' 7" x 5' 3"
Master Ensuite:	9' 3" x 8' 9"
Bedroom:	12' 5" x 11'
Bedroom:	10' 11" x 10' 7"
Bedroom:	13' x 10' 6"
Main Bath:	7' 10" x 7' 7"
Laundry:	5' 9" x 5' 3"

LOWER LEVEL

Family Room:	28' 10" x 15' 3"
2-Piece Bath:	5' 10" x 2' 11"
Storage:	26' 4" x 9' 2"
Garage:	20' 2" x 17' 1"

Schools close by: Stittsville Public School, A. Lorne Cassidy Elementary, Holy Redeemer School, South Carleton Secondary School, Holy Trinity High School, Kanata Academy Private School

Close by: Canadian Tire Centre, The (NEW) Keg Restaurant, Bell Sensplex, Tanger Outlets, The Shoppes at Fairwinds

DETAILS

Taxes:	\$4,562.65/2018
Lot Size:	Corner, 36.67 x 90.14 depth
Bedrooms:	4
Bathrooms:	4
Builder:	Mattamy
Model:	The Oakriver Corner
Square Footage:	Approx. 2,097
Built:	2007
Style:	Detached, 2-storey
Possession Date:	Early April 2019 or TBA
Rental Equipment:	Hot water tank
Heating:	Forced air, natural gas
Cooling:	Central air
Exterior:	Brick, siding
Fireplace:	1x gas

Inclusions: fridge, water line to fridge, stove, dishwasher, hood fan, washer, dryer, wet bar, auto garage door opener with 2x remote and 1x keypad, all window coverings, all light fixtures, central air conditioner, alarm system, 2x TV wall brackets, shelves in kitchen, all bathroom mirrors, window seat cushion, little shelves in boys rooms, green shelf in nursery

Exclusions: 2x wall mounted TV's, tall shelf in boys room, 2x wall lights in boys room, wooden shelf with hooks in guest room, freezer on lower level, mirror in upstairs hallway

Updates: landscaping including fence and patio, finished lower level, trim work throughout



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