

\$769,990 - 109 Montauk, Ottawa

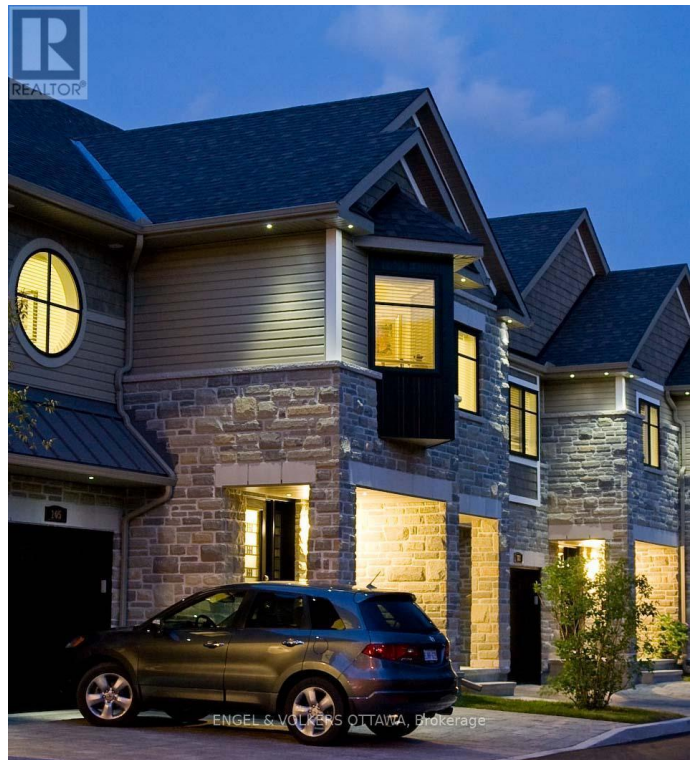
MLS® #X12075242

\$769,990

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

4703 - Carleton Heights, Ottawa, Ontario

Wonderful lifestyle rarely offered in this small enclave of houses, quietly nestled in well established Carleton Heights community. Beautiful executive home with LEED rating in central Ottawa. Easy access to the downtown, Carleton University, the airport and just minutes from the NCC Rideau Canal. This two story, three bedroom, 4-bath home also has a finished rec room in basement - w/finished space for an office / extra bedroom, large family room and full bath! Ground floor is open concept living/dining/kitchen with six appliances, gas fireplace, convenient powder room and sliding doors to backyard. The second floor has a large sized principle room with 5 piece ensuite and walk in closet. There are two other good sized bedrooms, a full bath and laundry room to complete the second floor. Lower level recreation room has large windows, high ceilings, full bath, closets and large storage area. Inside entry from attached garage to home. House built with green technology, LEED platinum. Major universities, hospitals, national research facilities, French-and English language schools and Ottawa city transit services are close by, while Parliament Hill and Centretown are an easy 15-minute drive. POTL fee i(150/ monthly) includes road, sanitary, storm sewers, common sump pumps and visitor parking. Some photos staged and from similar unit. Floorplans from similar unit. Measurements are approximate. Legal description in realtor remarks. visit builder's website for more detail



and virtual tour:

[https://www.ottawatownhomesforsale.ca/thehamptons-ottawa-townhomes-for-sale \(id:6289\)](https://www.ottawatownhomesforsale.ca/thehamptons-ottawa-townhomes-for-sale (id:6289))

Essential Information

Listing #	X12075242
Price	\$769,990
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	109 Montauk
Subdivision	4703 - Carleton Heights
City	Ottawa
Province	Ontario
Postal Code	K2C2B4

Amenities

Amenities	Hospital, Park, Public Transit, Schools, Fireplace(s), Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Conservation/green belt
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dryer, Hood Fan, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	25 x 100 FT ; 0
Foundation	Concrete

Listing Details

Listing Office ENGEL & VOLKERS OTTAWA



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