

# \$574,900 - 6212 Arbourwood Drive, Ottawa

MLS® #X12330260

**\$574,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

2009 - Chapel Hill, Ottawa, Ontario

This impeccably maintained 3-bedroom, 3-bathroom row unit offers stylish living with numerous high-end upgrades, including a modern kitchen with quartz countertops, marble backsplash, stainless steel appliances, and task lighting, plus a stunning floor-to-ceiling pantry. The main floor features a dining room, welcoming living room, and a conveniently located powder room. Step outside to a maintenance-free backyard oasis, fully decked and fenced, featuring a 7-person Beachcomber hot tub, gazebo, and natural gas BBQ line - perfect for entertaining. Upstairs boasts spacious bedrooms, including a 3-piece ensuite in the principal bedroom, while the lower level offers a bright family room with high ceilings, laundry, and ample storage. Major upgrades within the last 15 years: patio door, front door, windows, shingles & ice shield, high-efficiency gas furnace, central air, garage door & opener. This home blends comfort, quality, and convenience in every corner! (id:6289)



## Essential Information

|            |           |
|------------|-----------|
| Listings # | X12330260 |
| Price      | \$574,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Half Baths | 1         |
| Acres      | 0.00      |

|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6212 Arbourwood Drive |
| Subdivision | 2009 - Chapel Hill    |
| City        | Ottawa                |
| Province    | Ontario               |
| Postal Code | K1C7L6                |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Fireplace(s)                          |
| Utilities      | Cable, Electricity, Sewer             |
| Features       | Flat site, Gazebo                     |
| Parking Spaces | 3                                     |
| Parking        | Attached Garage, Garage, Inside Entry |
| # of Garages   | 2                                     |

### Interior

|                 |                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Hot Tub, Garage door opener remote(s), Water meter, Dishwasher, Dryer, Garage door opener, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                   |
| Cooling         | Central air conditioning                                                                                                                 |
| Fireplace       | Yes                                                                                                                                      |
| # of Fireplaces | 1                                                                                                                                        |
| # of Stories    | 2                                                                                                                                        |
| Has Basement    | Yes                                                                                                                                      |

### Exterior

|                 |                 |
|-----------------|-----------------|
| Exterior        | Brick Facing    |
| Lot Description | 20.3 x 94.7 FT  |
| Foundation      | Poured Concrete |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX HALLMARK REALTY GROUP |
|----------------|------------------------------|



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