

\$750,000 - 110 Encore Private, Ottawa

MLS® #X12440899

\$750,000

2 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7201 - City View/Skyline/Fisher
Heights/Parkwood Hills, Ottawa, Ontario

Discover the perfect blend of comfort and convenience in this beautifully crafted home by renowned builder Larco Homes. Located just steps from the Experimental Farm, this property offers exceptional quality and thoughtful design throughout. The main level features bright, oversized windows and gleaming hardwood floors, creating a warm and inviting space. An open-concept layout provides excellent flow for both everyday living and entertaining. The kitchen is a chef's delight with a central island, granite countertops, gas range, stainless steel appliances, and solid wood cabinetry. Upstairs, you'll find two spacious bedrooms, each with its own walk-in closet and private ensuite bathroom. The upper level and staircase feature brand-new, high-quality Berber carpet. The fully finished basement offers a versatile family room or flex space, ideal for a home theatre, gym, playroom, or office, along with additional storage. Step outside to the low-maintenance, fully fenced backyard, a private retreat perfect for relaxing outdoors. Situated minutes from shopping and dining on Merivale, the Experimental Farm Pathway, and with easy access to downtown via Prince of Wales Drive, this home is perfectly positioned for an active and connected lifestyle. An ideal opportunity for young families, professionals, or couples seeking a stylish, central home with every amenity at your doorstep. Association Fee - \$100/month includes snow removal and road



maintenance. (id:6289)

Essential Information

Listing #	X12440899
Price	\$750,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	110 Encore Private
Subdivision	7201 - City View/Skyline/Fisher Heights/Parkwood Hills
City	Ottawa
Province	Ontario
Postal Code	K2E0A2

Amenities

Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Garage door opener, Hood Fan, Water Heater, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	24.2 x 97.6 FT
Foundation	Poured Concrete

Listing Details

Listing Office

ENGEL & VOLKERS OTTAWA



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