

\$1,150,000 - 762 Shoal Street, Ottawa

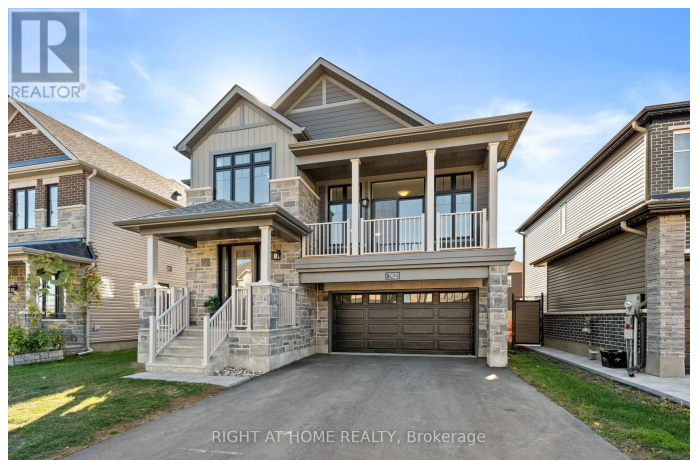
MLS® #X12445124

\$1,150,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

8003 - Mahogany Community, Ottawa, Ontario

Step into luxury living in Manotick's prestigious Mahogany community! This gorgeous 2024-built Minto Noble offers an impressive 3,262 sq ft of modern design and high-end finishes. From the moment you enter, you're greeted by an upgraded tiled foyer that opens to a stylish front den- perfect for a home office or quiet retreat. The main floor boasts gleaming hardwood floors, soaring 9 ft ceilings, a spacious dining area, and an open-concept great room filled with natural light. The ****chef's kitchen**** is a showstopper- featuring upgraded two-tone cabinetry, high-end appliances, quartz countertops, and a large island ideal for gatherings. A Butler's Pantry completes this elegant Kitchen! Beautiful hardwood stairs lead you up to the 11-foot family room loft, which steals the show, offering an airy retreat that opens to a large front balcony - a perfect spot to relax with your morning coffee. The upper level includes four bedrooms and 3 bathrooms, with two ensuites and a Jack & Jill perfect for the kids to share! Enjoy the convenience of a second-floor laundry and smooth ceilings throughout. The unfinished basement with large windows and 9 ft ceilings is ready for your personal touch- create your home theatre, gym, or recreation space, the possibilities are endless. Situated close to Manotick's trendy shops, caf  s, and restaurants, the Rideau River and surrounded by top schools, this property combines elegance, comfort, and location in one exceptional home. ****View it today -this is the**



lifestyle you've been waiting for!** Be sure to check the video! (id:6289)

Essential Information

Listing #	X12445124
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	762 Shoal Street
Subdivision	8003 - Mahogany Community
City	Ottawa
Province	Ontario
Postal Code	K4M0X5

Amenities

Amenities	Fireplace(s)
Parking Spaces	6
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone
Lot Description	45.1 x 95.1 FT

Foundation

Poured Concrete

Listing Details

Listing Office

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