



# 234 CLINTONIA ST.



BEDROOMS

3



BATHROOMS

2



PARKING

3



This three-storey, end-unit home sits on a quiet street with no front neighbours. Offering the perfect blend of modern style, family living and urban convenience, this meticulously maintained home is ready for you. This spacious home is well laid out to provide ample space for relaxing and entertaining.

The large windows in the open concept living area flood the second level with natural light, creating a warm atmosphere for hosting friends or enjoying a quiet movie night. Step out onto the south-facing balcony to enjoy your morning coffee and views of an expansive greenspace.

Home chefs will feel at home in the well-appointed kitchen, equipped with stainless steel appliances, plenty of storage, a breakfast bar and a bright eat-in area. Off the kitchen, the dining room awaits to host family meals and friendly game nights. On the third level, find the large primary bedroom, two additional bedrooms and a full bathroom.

Although just minutes away from retail, restaurants and recreation facilities, the 417 is just minutes away, making commuting anywhere in the city a breeze.



## DIMENSIONS

living room	16'6" x 11'
dining room	11'2" x 10'9"
kitchen	9'4" x 8'8"
eat-in area	9'4" x 7'4"
primary bedroom	12' x 11'
bedroom	10'2" x 9'
bedroom	10' x 8'6"

## + INCLUSIONS

dishwasher, hood fan, microwave, refrigerator, stove, washer, dryer

## - EXCLUSIONS

none





# THE AREA

## Emerald Meadows



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Emerald Meadows is a charming suburban neighbourhood nestled in the western part of Ottawa. Far removed from the hustle and bustle of the city centre, residents here enjoy a tranquil environment while still having convenient access to urban outlets and everyday conveniences.

The housing landscape in Emerald Meadows is characterized by a mix of architectural styles, including spacious single-family homes, townhouses and condominiums. These residences often feature modern amenities and were designed to accommodate the needs of contemporary living.

Served by reputable schools, plenty of recreation and entertainment options, many parks and green spaces, Emerald Meadows is becoming a popular area among families in Ottawa.



### SCHOOLS

- HOLY REDEEMER E.S.
- CASTLEFRANK E.S.
- KANATA HIGHLANDS P.S.
- ALL SAINTS CATHOLIC H.S.
- A.Y. JACKSON S.S.
- L'É.S.C. PAUL-DESMARAIS



### SHOPPING

- WALMART SUPERCENTRE
- REAL CANADIAN SUPERSTORE
- RONA
- WINNERS
- LCBO



### ATTRACTIONS

- TRANS CANADA TRAIL
- WALKTER BAKER PARK
- KANATA RECREATION COMPLEX
- OLD QUARRY TRAIL
- CLARENCE MAHERAL PARK