






# 844 QUARTET AVE



 BEDROOMS	 BATHROOMS	 PARKING
<b>4</b>	<b>3</b>	<b>3</b>



Perfectly positioned in the tranquil and family-friendly neighbourhood of Riverside South, this stunning four-bedroom, three-bathroom Richcraft Fairhaven model freehold end unit is ready to welcome your family home.

Step inside to a bright and open living space thoughtfully designed for both effortless entertaining and cozy family evenings. Expansive windows bathe the main floor in natural light, accentuating the spacious and functional layout. The kitchen flows seamlessly into the living and dining areas, creating an ideal setting for everyday meals and special gatherings alike. The living room is centred around a warm gas fireplace, offering a cozy focal point for relaxation. Just beyond, the fully fenced backyard serves as a gardener's paradise and safe haven for children and pets, complete with a relaxing hot tub to unwind after a busy day.

Upstairs, all four bedrooms are generously proportioned, providing ample room for rest and privacy. The primary suite is a luxurious retreat featuring a spa-inspired ensuite bathroom with a soaker tub, double sinks and a large walk-in closet, along with enough space to accommodate any bed size comfortably.

With three bathrooms, this home effortlessly meets the demands of a busy household or visiting guests. The fully finished basement expands the living space, offering a large recreation room perfect for a playroom, home office, den or home theatre.

Located close to highly rated schools, abundant greenspaces, and convenient retail and dining options, this move-in ready home embodies the best of Riverside South living-combining comfort, style and community in one exceptional family home.



**DIMENSIONS**

living room	19'3" x 10'11"
dining room	19'3" x 11'2"
kitchen	14'7" x 11'9"
powder room	6'11" x 2'10"
primary bedroom	15'9" x 10'2"
5pc ensuite	11'8" x 8'8"
walk-in closet	8'1" x 6'3"
bedroom	9'11" x 9'1"
bedroom	13'3" x 9'10"
bedroom	9'6" x 8'11"
4pc bathroom	8'10" x 6'2"
recreation room	25'10" x 18'2"
laundry room	5'9" x 5'3"
storage	17'1" x 15'5"

- PROPERTY TAXES**  
\$ 4,999.31 - 2024
- RENTAL EQUIPMENT**  
tankless water heater: \$53.71/mo
- INCLUSIONS**  
fridge (as is), stove, dishwasher, window coverings, hot tub, BBQ, washer, dryer
- EXCLUSIONS**  
none



# THE AREA

## Riverside South

Situated to the south of downtown Ottawa along the picturesque eastern shores of the Rideau River is the community of Riverside South. Directly across the river banks is the much larger community of Barrhaven, which is easily accessible for Riverside South residents via the conjoining Vimy Memorial Bridge. Riverside South was historically agricultural and farmland, though in recent years the rapid expansion of the nation's capital city has seen vast growth and development in Riverside South and its surrounding neighbourhoods.

This residential community has been developed with a peaceful, suburban lifestyle in mind. The majority of properties are detached single family homes and freehold townhomes. This area has a strong community association which offers programming for children, youth activities, senior fitness programs and all-ages entertainment evenings.

Close to schools, a future LRT station, several beautiful and accessible parks, greenspaces and sports fields all connected through shaded trails and pathways, Riverside South a popular neighbourhood for both young and mature families.



### SCHOOLS

- L'É.S.C. JONATHAN-PITRE
- ST. JEROME P.S.
- STEVE MACLEAN P.S.
- RIVERSIDE SOUTH I.S. & S.S.
- ST. FRANCIS XAVIER C.S.
- ST. MARK H.S.



### RESTAURANTS

- BROADWAY BAR & GRILL
- BLACK DOG BISTRO
- THE MILL TAVERN
- MILLER'S OVEN
- BURGERS & SHAKES INC.



### ATTRACTIONS

- CLAUDETTE CAIN PARK
- CHAPMAN MILLS CONSERVATION AREA
- MOUNTAIN MEADOWS PARK
- RIVERVIEW SOUTH DOG PARK