



# 871 TEWIN CIR.



BEDROOMS

2



BATHROOMS

3



PARKING

3



Welcome to 871 Tewin Circle, a thoughtfully designed semi-detached home offering low-maintenance living in the sought-after adult lifestyle community of Cardinal Creek in Orléans.

The main level features a bright open-concept layout with 9-foot ceilings, pot lights and rich hardwood flooring that adds warmth throughout. The kitchen stands out as a central gathering space, complete with an oversized island, granite countertops, stainless steel appliances and generous storage to keep everything organized. It flows seamlessly into the living and dining areas, creating an inviting space filled with natural light.

At the front of the home, a versatile room offers the flexibility for a home office or quiet den. The primary bedroom provides a peaceful retreat with a walk-in closet and a well-appointed ensuite. The finished lower level extends your living space with a second bedroom, full bathroom, laundry room and a spacious recreation area ideal for guests or relaxed evenings. Ample storage adds everyday practicality. Outside, walk out from the living area to enjoy a private landscaped backyard perfect for morning coffee or summer evenings.

Located minutes from Highway 174, the future LRT, Petrie Island, shopping and recreation, this home is also within walking distance to parks and the clubhouse featuring tennis, pickleball, basketball and winter skating. Residents enjoy exclusive access to the Bungalows of Cardinal Creek Community Centre. Annual association fee: \$409

## DIMENSIONS

living/dining room	21'10" x 12'10"
kitchen	13'5" x 10'10"
powder room	4'10" x 4'7"
primary bedroom	15'10" x 11'11"
3pc ensuite	8'1" x 7'1"
walk-in closet	6'7" x 5'
bedroom	12'6" x 10'8"
recreation room	16'10" x 12'7"
4pc bath	8'10" x 7'6"
laundry room	6'11" x 5'10"
furnace room	13' x 6'9"
storage	11'8" x 9'9"
storage	12'8" x 9'5"

## LOT SIZE

33.84' x 103.18'

## INCLUSIONS

fridge, stove, dishwasher, microwave, window blinds, washer, dryer

## EXCLUSIONS

fridge and freezer in basement

## RENTAL EQUIPMENT

on demand hot water: \$55.05/mo

## AVERAGE MONTHLY COSTS

gas: \$85  
hydro: \$147  
water: \$69

## PROPERTY TAXES

\$ 4,859.44 - 2026

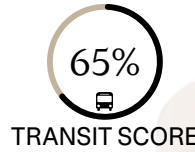
## ASSOCIATION FEE

\$409 annually - 2026



# THE AREA

## Cardinal Creek



Cardinal Creek Village, located in the vibrant east end of Ottawa within Orléans, is a growing community that seamlessly combines modern living with the charm of natural surroundings. Renowned for its peaceful ambiance and strong sense of community, Cardinal Creek Village attracts residents seeking both tranquility and convenience.

Nature lovers are especially drawn to the picturesque Cardinal Creek and its surrounding trails, which offer scenic spots for walking, jogging, and birdwatching. The nearby Petrie Island, with its sandy beaches and lush conservation areas, is a local favourite for swimming, picnicking and enjoying the outdoors.

Housing in Cardinal Creek Village is thoughtfully planned, featuring a mix of contemporary single-family homes, stylish townhouses and sleek condos to suit a variety of lifestyles. The neighbourhood is family-friendly, with excellent schools, parks and playgrounds that foster a welcoming environment for children and parents alike. Residents appreciate the easy access to everyday amenities, including shopping centres, grocery stores, cafes and restaurants, all just minutes away. Community events and recreational facilities further enhance the vibrant, connected spirit of the area.

### SCHOOLS

- TRILLIUM E.S.
- ST. FRANCIS OF ASSISI E.S.
- FALLINGBROOK COMMUNITY E.S.
- ST. PETER H.S.
- SIR WILFRED LAURIER H.S.
- L.É.S.C. BÉATRICE-DESLOGES

### SHOPPING

- FRESHCO
- GIANT TIGER
- CROWN POINTE SHOPPING PLAZA

### ATTRACTIONS

- PETRIE ISLAND PARK & BEACH
- MILLSTONE PARK
- ORLEANS BOWLING CENTRE
- THE FORGE PICKLEBALL CLUB
- STRAY DOG BREWING CO