

Morgan's Grant



603 Malkowski St

\$294,500

CATHERINESWIFT
SALES REPRESENTATIVE

ROYAL LEPAGE Team Realty
Independently Owned and Operated, Brokerage

6081 Hazeldean Road, Unit 12B Ottawa, ON K2S 1B9
T: 613.831.9287 F: 613.831.9290
Toll Free: 1.888.0757.7155
www.catherineswift.ca | swift@royallepage.ca

SWIFT. RELIABLE. SERVICE.





Built in 2008 by Minto, this 3 bedroom, 3 bathroom Empire model features over 1800 square feet of living space and over \$14,000 in builder upgrades. This home is immaculately clean and beautifully decorated, a perfect 10+! You'll find gleaming hardwood floors throughout the main floor finished with a popular and chic espresso stain. The 2 piece powder room, eat-in kitchen and all bathrooms feature beautiful ceramic floors and tile in neutral and warm designer tones.



The living room has a beautiful gas fireplace fronted with funky glass mosaic tile. All blinds and window treatments are included, just move in. The dining room is spacious and has an attractive chandelier-style light fixture and sliding glass patio doors leading to the over-sized new deck and fence.



The generous eat-in kitchen has plenty of cupboards and counter space and includes the stainless steel fridge, stove, dishwasher and hoodfan. There's even room for your table and chairs.

Upstairs you'll find a full 4-piece bathroom, 3 generously proportioned bedrooms with plenty of closet space including the master bedroom with walk-in closet and handy 4 piece ensuite bathroom with soaker tub and separate shower. The berber carpet has upgraded underpad and there are potlights on all 3 levels of the home.



On the lower level, you'll find a beautiful and ample family room which is the perfect spot for watching your favourite movie. The storage room has been professionally finished providing you with an extra 100' of living space...the perfect spot for your little ones to play and set up their toys or for you to set up your home office.



There's still plenty of room left over in the laundry/utility area and there's even a rough-in for another 2-piece bath. Outside, you'll find a fantastic new deck measuring 19' 5" by 17', no grass to cut and the fencing ensures your privacy...a perfect spot to chill or entertain.

- | | |
|--|----------------------------------|
| Year Built: 2008 | Exterior: Brick & Siding |
| Garage: Single Car Attached Garage, Inside Entry | Basement: Fully Finished |
| Taxes: \$2,794 in 2009 | Lot Size: 20.34' x 86.94' |
| Inclusions: Dishwasher, Refrigerator, Stove, Hood Fan, Garage Door Opener & Remotes, A/C | |
| Exclusions: Washer & Dryer | |
| Schools: Roland Michener PS, Stephen Leacock PS, W. Erskine Johnston PS, West Carleton SS, St Isidore PS, All Saints Catholic HS. | |
| Rented: Hot Water Tank | |