

Room Dimensions

Main Level

- Foyer (9.6' x 12.9')
- Den (9.6' x 11.9')
- Family Room (13.5' x 14.6')
- 3-Piece Bathroom

Second Level

- Living/Dining Room (22.3' x 20.8')
- Kitchen (15.11' x 12.10')
- Balcony (10.9' x 4.8')
- 2-piece Bathroom
- Laundry

Third Level

- Primary Bedroom (15.4' x 10.11')
- 5-Piece Ensuite (9.10' x 9.4)
- Walk-In Closet
- Bedroom #2 (12.3' x 10.1')
- Bedroom #3 (10.3' x 10)
- Full Bath

Key Features & Upgrades

- New Dishwasher (2021)
- New Central A/C Unit (2020)
- Kitchen renovated (2019) - quartz counters, new double sink, faucet, added backsplash, new hanging lights, installed lighting under kitchen cabinets and painted)
- Installed lighting under kitchen cabinets (2019)
- Refinished balcony with new metal railings and composite flooring (2019)
- House fully painted (2017)
- Refinished hardwood floors (2017)
- Custom blinds added throughout home (2014-2019)
- Sound insulation added to walls on 2nd and 3rd levels (2013 & 2017)
- Added automatic garage door opener (2014) and garage shelving/storage (2017)
- Updated electrical to pot lights on Main and 2nd levels (2017)
- Added shelving in basement (2017)
- Added shelving above laundry machines (2017)
- New floor tiles added on Main level in hallway and bathroom (2017)
- New bathroom granite counters and fixtures on Main level (2017)
- New tiles in ensuite bathroom (2017)
- Added new overhead lighting in office and dining room (2017)
- Added ceiling fans in 2 bedrooms
- Furnace and A/C annual maintenance completed with Reliance
- All trees in front and back yards professionally pruned (2019 & 2020)



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All dimensions are approximate.



104 Charisma Pvt
West Centretown • Ottawa





**Beautiful & Spacious 3-
Story Townhome For Sale
in Vibrant West Centretown**

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This quiet enclave is an absolute hidden gem centrally located close to amenities, cafes, restaurants, walkable to everything, or hop on your bike and coast on one of the paths close by. Transit and the LRT are all within easy distance. Boasting approximately 2190 square feet, this luxurious townhome has more space than you dreamed you could get in the downtown core. Spread over 3 levels, the light is incredible! The first floor features a large and welcoming foyer, with coat closet and lots of room for shoes and bags. There is a handy and private home office on this level, perfect for work or if you see clients for work. The family room on this level is great for watching movies, a play space or even a bedroom. There is a sliding door leading to the lovely private courtyard where you can enjoy bbq's in this urban oasis. Don't forget indoor access to your garage is located here as well. The space on the second level will amaze you! Featuring rich hardwood throughout, you will love being surrounded by greenery and the large windows that welcome so much natural light into the space. The Living Room has a cozy gas fireplace and flexible space to suit your needs. There is a great balcony perfect for enjoying your morning coffee. The adjacent dining room easily accommodates a large table so you can finally host some guests! The kitchen is the perfect balance of open yet with enough separation. It features rich warm cabinetry and recently upgraded quartz counters and a stylish backsplash. The top level is home to 3 very well-proportioned bedrooms. The large primary bedroom features a beautiful ensuite bathroom with soaker tub and standalone shower.

PRICE \$839,900.00
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION August 30th, 2021

INCLUSIONS dishwasher, dryer, washer, hood fan, refrigerator, stove, garage door opener & remote(s), all window blinds, all curtains and curtain rods, all light fixtures
RENTALS hot water tank (reliance), \$38.78/monthly

HYDRO \$70/month (approx.)
GAS \$60/month (approx.)
WATER \$130/bi-monthly (approx.)
PROPERTY TAXES \$7,238.60 (2021)