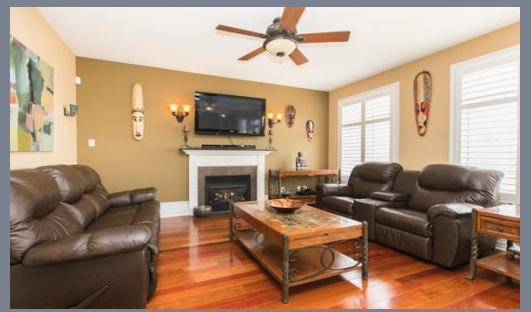




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## 202 Allgrove Way, Stittsville K2S 2H7

Elegant & Sophisticated 2 storey. Natural light flows through the abundance of oversized windows adding warmth to this spacious, tastefully appointed 4 bedroom, 3 bathroom home that has been extensively upgraded throughout the interior, including rich Brazilian hardwood & ceramic floors on main level, upgraded carpeting on 2<sup>nd</sup> level, gourmet kitchen with upgraded cabinetry, granite countertops, backsplash, Stainless Steel appliances & gas stove, luxurious spa-like 4 pc ensuite with deep whirlpool tub and separate shower and an oversized 2 car garage. Located on a premium sized lot with professional landscaping that includes interlock patio, steps & walkway, pergola, storage shed and privacy fencing. Ideally situated with no rear facing neighbours, on a quiet street close to schools, public transit, and the bustling heart of Stittsville, within the vibrant West Ottawa neighbourhood.



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**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage





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## Main Floor

Foyer	7' x 3'7"
Living Room	14' x 10'10"
Kitchen	12'5" x 10'
Family Room	14'4" x 13'
Dining Room	11'10" x 10'
Partial Bathroom	5' x 4'6"
Dinette	13'6" x 6'6"

## 2<sup>nd</sup> Level

Master Bedroom	20'4" x 16'8"
5pc Ensuite	14'9" x 11'
Bedroom 2	11'11" x 9'10"
Bedroom 3	11'11" x 9'9"
Bedroom 4	14'6" x 11'5"
Full Bathroom	9'8" x 6'3"

## Additional Details

MLS #1100927	
Style	2 Storey Detached
Year Built	2008
Garage	2 Garage Attached
Basement	Unfinished
Flooring	Hardwood, Ceramic, Carpet
Bedrooms	4
Bathroom	3

## Average Monthly Costs

Gas	\$52/month apx
Hydro	\$187/month apx
Water/Sewer	Unknown
Hot Water Tank	\$32/month apx
Yearly Taxes	\$4653.00
Heating	Forced Air Gas
Air Conditioning	Central
Water	Municipal / Sewer
Lot size	49.44' x 98.23'

## Inclusions

Stove, fridge, dishwasher, hood fan in kitchen all light fixtures, all window blinds, shutters, drapes and curtains, front load washer & dryer, central air, central vacuum, garage door openers and remote, alarm

## Exclusions

Alarm monitoring, all unboxed appliances/central vacuum in basement, beverage fridge and freezer in basement.



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