



## This Property is Brought to You by the REPS

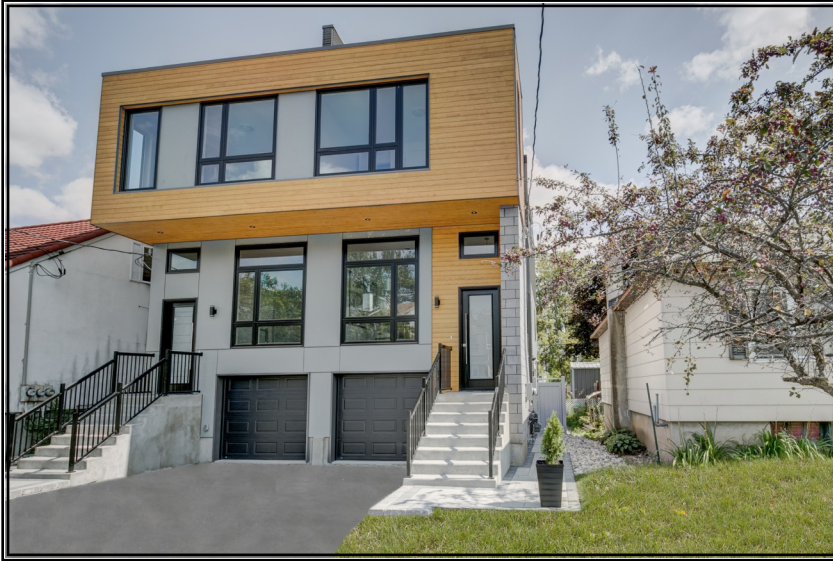
The REPS are a small, hard-working real estate team based in Ottawa, Ontario. Established in 2006, we hit the ground running with our direct and honest approach to buying and selling residential and commercial properties.

We offer large scale solutions for developers, direct marketing for local listings, and everything in between. Our clients' real estate success has ensured our own continued growth and longevity in the business.



**244** Garneau Street  
Ottawa, ON

**\$800,000**



## Elegant Living, Excellent Location

The ultimate in craftsmanship. This custom built semi detached home in the heart of the City is unmatched in its quality, floor plan and unique features. Large driveway and over sized garage, covered deck in the private back yard with views of the beautiful landscaping, and quality high-end materials. The open airy space is bright and warm with the best of today's technology. You will love the two tone hardwood which extends throughout the home. The floating wood staircase is a work of art with extra thick stairs and glass, this is not your average floating staircase. Throughout the home you will find high ceilings, floor to ceiling windows, severe attention to detail, 8ft doors and gorgeous bathrooms with heated floors. You will look forward to coming home to your large master with walk in closet and stunning ensuite. The crown jewel of the home is the 4th storey roof top terrace with engineered floors for a hot tub, and gas line for your BBQ and fire pit. Imagine summer nights entertaining in this stunning home. Five top end Samsung appliances, smart door lock and thermostat, led pot lights, sound proof laundry and main floor area, and the list goes on.

<b>Address</b>	244 Garneau Street
<b>List Price</b>	\$800,000
<b>MLS #</b>	1077530
<b>Title Form</b>	Residential
<b>Style</b>	Semi-detached
<b>Stores</b>	Four Storey
<b>Year Built</b>	2017/New
<b>Parking</b>	1 Car Garage
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Basement</b>	Full/Fully Finished
<b>Heating/Fuel</b>	Forced Air, Natural Gas
<b>Air Conditioning</b>	Central Air Conditioning

### Dimensions:

<b>Front Room</b>	15'6" X 10'
<b>Master Bedroom</b>	10'6 X 13'
<b>Walk-In Closet</b>	4'6" X 13'
<b>Master Ensuite</b>	8' X 10'
<b>Main Bath</b>	6' X 8'

<b>Property High-lights</b>	Floor to Ceiling Windows Two Tone Hardwood High End Samsung Appliances Smart Storage Pantry Soft Close Cabinets Quartz Counters Nest Thermostat Smart Door Lock Heated Bathroom Floors Rain Shower Second Level Balcony Rooftop Balcony PVC Fencing New Sod and Land-scaped
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