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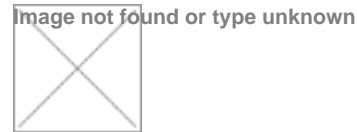
238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

781 Percifor Way, Ottawa, Ontario, K1W 0E5, Canada

MLS®# 1223705



Property Value	\$574,900
Type	Row / Townhouse
Style	Row Unit   2 Storey
Basement	Finished
Parking	Attached garage
Year Built	2011
Taxes	\$3,835.00 (2020)
Lot Frontage	21 ft
Lot Depth	92.49 ft
Bedrooms	3
Bathrooms	2 full & 1 half

## Description

Impressively upgraded Genoa model in desirable Bradley Estates. Single driveway leads to a spacious foyer and oversized garage (11x20). Open concept main level features upgraded maple hardwood and tile flooring in all wet areas. Dreamy eat-in kitchen overlooking the dining room boasts upgraded birch cabinets, island with glass doors, walk-in pantry, pot lights, top of the line appliances and the spacious living room overlooks the fenced backyard. 2nd level presents the primary bedroom with walk-in closet and upgraded ensuite complete with soaker tub, shower & double sinks, 2 secondary bedrooms - 1 with walk-in closet, laundry and full bathroom. Finished basement with gas fireplace and massive window, storage/utility room. Additional upgrades: Media ready on all 3 floors, railing instead of half walls, kitchen pantry and all kitchen doors plus interior of cabinetry. Offers to be presented Feb. 5 at 3pm, however, Seller reserves the right to review/accept pre-emptive offers.



