



# 18 Dowdall Circle

Carleton Place  
**WestOttawaRealEstate.ca**



Rare opportunity! New sun-filled open concept Neilcorp 2 storey 4 bedroom, 3 bath home loaded with upgrades included. Large living spaces with big bright windows. The scrumptious culinary kitchen has a large island with breakfast counter, rambling quartz counter, and an abundance of quality cabinetry. Oversized primary bedroom has a walk-in closet & luxurious ensuite. 2 car garage, driveway to be paved. Premium lot to be sodded. Ideally situated within the Town of Carleton Place steps from the shores of the Mississippi, parks and amenities. Here's your opportunity to own a quality home built by an award-winning builder! HST included in the price, rebate back to builder.

\*some photos virtually staged



## PROPERTY FEATURES

- 4 beds, 3 baths
- Open concept main level
- Loaded with upgrades
- Culinary kitchen with quartz countertops
- Oversized Primary bedroom with luxury ensuite
- Excellent location close to many amenities
- Driveway to be paved
- Premium lot to be sodded





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Virtually Staged



Virtually Staged

## Room Dimensions:

### Main Level:

- Living/Dining Room 27'7" x 12'
- Kitchen 12'8" x 9'
- Eating Area 10'5" x 9'3"
- Laundry
- Partial Bath

### 2nd Level:

- Primary Bedroom 18'6" x 12'10"
- 3pc Ensuite
- Bedroom 10'8" x 10'6"
- Bedroom 10'6" x 10'
- Bedroom 11'6" x 10'
- Full Bath





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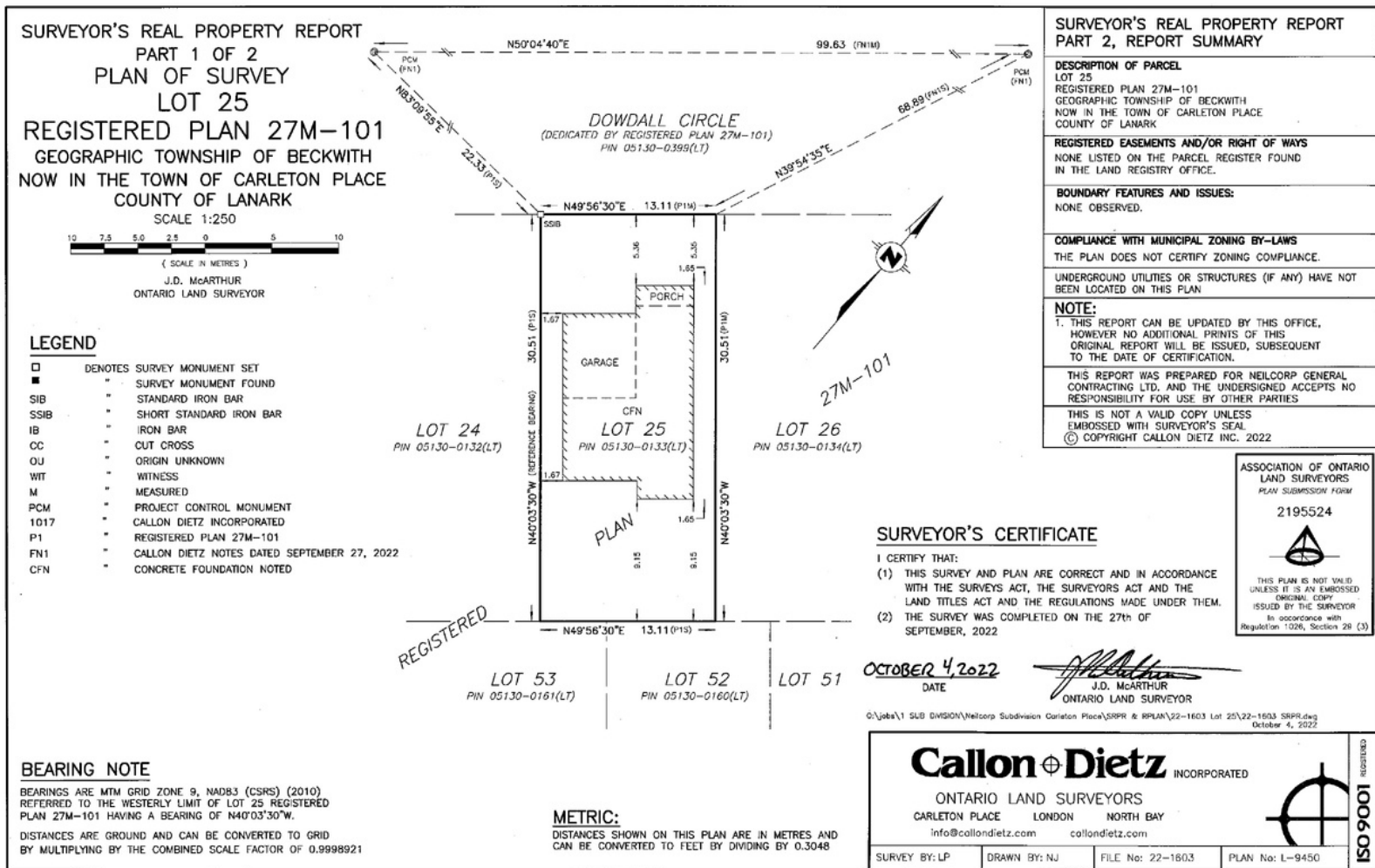
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## Site Plan Sketch







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## Neilcorp Homes' Quality Features

### CONSTRUCTION

- Masonry on front & low maintenance vinyl exterior siding on remaining elevations.
- Poured cement foundation & basement floor
- Poured cement garage floor w/broom finish
- 2" x 4" interior & 2"x6" exterior wood frame construction (all framing materials kiln dried) w/truss roof & pre-engineered floor(s)
- 3/4" T&G OSB on floor(s) glued & nailed
- Exterior walls wrapped w/Tygar™ or equivalent
- Polarfoam™ high efficiency insulation system on basement exterior walls R22 batt insulation in walls above basement, R60 blown insulation in house attic, R20 blown insulation in garage attic sealed complete CSA approval w/6mm vapour barrier

### EXTERIOR

- Low maintenance aluminum soffit & fascia
- Architectural style roof shingles
- Seamless eavestroughing
- Poured concrete front porch and step with patio stone walk way
- 1 exterior & 1 garage anti-freeze hose faucets
- Full yard sodded; trees along streetscape as per municipally approved landscape plan (towns/semi may differ)
- Paved driveway
- Attached partially insulated garage; double car in detached homes, single car in semi detached and townhomes

### WINDOWS & DOORS

- Insulated steel front exterior door as per plan. Factory grade primer only on exterior doors
- Upgraded insulated steel clad Garaga sectional garage overhead roll-up
- Low e argon windows & patio/garden doors w/screens, as per plan.
- Garage door opener
- Door closers as per code

### INTERIOR

- Colonial style trim (3" on windows & arches, 4" on baseboards) with interior doors and lever style interior door hardware
- Nine foot ceilings, detached homes only, (semis are vaulted main area, towns are 8 foot ceilings)
- Smooth ceilings

- Choice of three interior paint colours from builder's selection of Benjamin Moore Regal paint. All interior doors, trim work, closets and ceilings are painted White.

### KITCHEN, BATHROOMS & LAUNDRY

- Double stainless-steel sink in kitchen with single lever taps
- Choice of Deslaurier kitchen cabinets & bathroom vanity cabinets from builder's samples
- Choice of arborite counter & bathroom vanity tops from builder's samples
- Mirrors in bathrooms
- White plumbing fixtures & single lever taps in the bathrooms
- 1 piece tub/shower enclosure and 1 piece shower, as per plan
- Hook-up for washer & outside venting sleeve for dryer (stackable in Woodside & Thoburn models)
- 3 piece rough-in for bathroom in basement
- Laundry tub in basement

### FLOORS

- Ceramic tile floor in foyer, kitchen, bathrooms & main floor laundry room from builder's samples (one pattern throughout)
- 40 ounce wall-to-wall broadloom carpet in balance of rooms including stairs, not including basement (one colour throughout) with 11mm Pizazz chip foam underpad

### ELECTRICAL & HEATING

- Dedicated exhaust HRV ventilation system
- Copper wiring
- Amperage as per building code requirements
- Heavy-duty wiring & plugs for stove & dryer
- 96% High-efficiency 2 stage natural gas furnace
- Rented natural gas tankless water heater
- Exterior light fixtures
- Two exterior water resistant plugs
- Front doorbell chime
- Carbon monoxide/Smoke combination detectors to meet building code
- Pre-wired for 3 telephone jacks/cable television outlets



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