



81 Mesa Drive

Barrhaven



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2 storey interior row unit with 3 bedrooms and 3 bathrooms. Upgraded Elm model by Glenview Homes. This sunfilled open concept main level features hardwood and ceramic floors, a scrumptious culinary kitchen with large island/breakfast counter, granite counters and an abundance of cabinetry, large living room and a dining room. Upper level with 3 bedrooms. The primary bedroom has a luxurious 5pc ensuite and walk-in closet. The professionally finished basement has a family room, laundry/utility room and storage. Partially fenced rear backyard. Ideally located close to all area amenities.



PROPERTY FEATURES

- Upgraded Elm model
- 3 beds, 3 baths
- Open concept main level with hardwood floors
- Culinary kitchen featuring granite counters & island
- Luxurious 5pc ensuite in Primary Bedroom
- Professionally finished basement
- Taxes: \$3953 2023
- Avg Monthly Utilities: Hydro: \$50; Gas: \$97; HWT rental: \$46.99



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- Property Inclusions:**
- Fridge
 - Stove
 - Dishwasher
 - Washer
 - Dryer
 - Window Blinds
- Rental Equipment:**
- Tankless Water Heater
- *current appliances to be replaced with new appliances prior to closing



Room Dimensions:

Main Level:

- Foyer 7'7" x 7'3"
- Living Room 21'10" x 12'6"
- Dining Room 8'5" x 7'1"
- Kitchen 11'10" x 10'1"
- Partial Bath 5'8" x 5'3"

2nd Level:

- Primary Bedroom 14'11" x 14'0"
- 5pc Ensuite 15'10" x 6'3"
- Walk-in Closet 10'5" x 7'2"
- Bedroom 12'10" x 10'4"
- Bedroom 11'6" x 9'10"
- Loft 9'10" x 6'2"
- Full Bath 10'4" x 5'0"

Basement:

- Family Room 27'11" x 11'6"
- Laundry/Utility 19'3" x 18'5"
- Storage 14'9" x 9'5"



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Updates & Features:

- Custom Window Blinds
- Full Kitchen Upgrade
- Pot Lights
- Luxurious Ensuite
- Gas Line for BBQ
- Gas Line for Stove

Key Amenities:

- Family friendly neighbourhood
- Walking distance to schools & parks
- Close to Minto Recreational Complex (with Olympic size indoor pool)
- Close to Costco & Shopping
- Close to Barrhaven Marketplace
- Walking distance to a Baseball Field
- Close to several Restaurants



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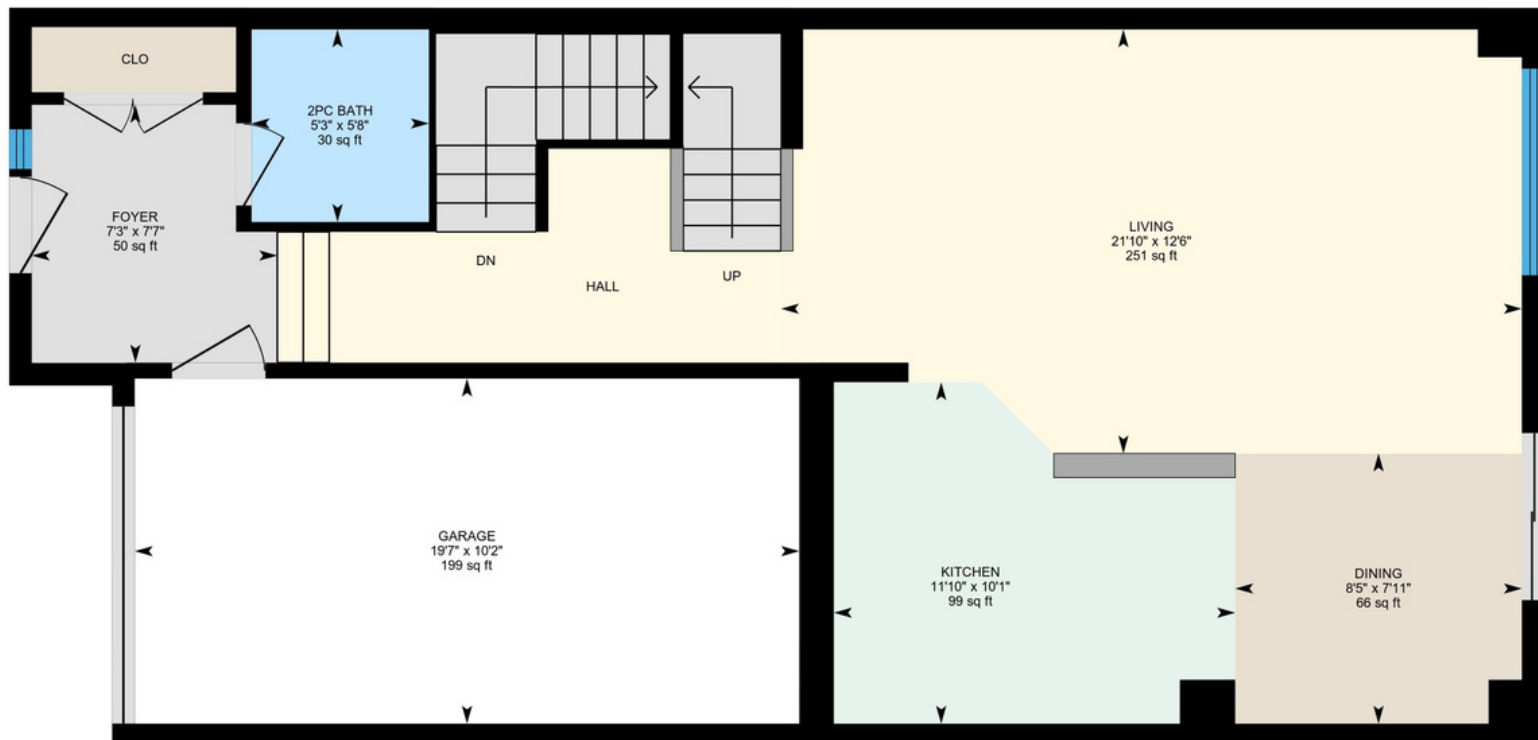
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Floorplans

81 Mesa Dr, Ottawa, ON

Main Floor Exterior Area 731.98 sq ft
Interior Area 644.55 sq ft
Excluded Area 219.45 sq ft





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Floorplans

81 Mesa Dr, Ottawa, ON

2nd Floor Exterior Area 943.63 sq ft
Interior Area 856.18 sq ft
Excluded Area 10.40 sq ft





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Floorplans

81 Mesa Dr, Ottawa, ON

Basement (Below Grade) Exterior Area 694.12 sq ft
Interior Area 607.84 sq ft



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