



1245 Fairway Dr.

A newly renovated bungalow in the highly sought after community of Carleton Golf & Yacht, a welcoming community just minutes away from Manotick's restaurants & services.



2 + 2
bedrooms



2 full
bathrooms



Double garage +
laneway



1 gas fireplace +
1 electric fireplace



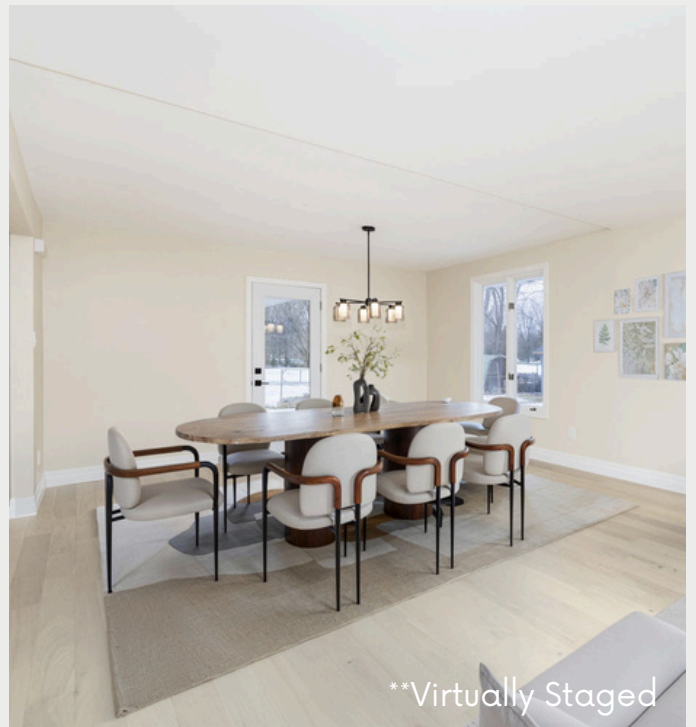
www.1245Fairway.com



**Virtually Staged

The open concept living and dining rooms are light and bright with large windows, a cozy gas fireplace and access to the large rear deck.

The newly updated kitchen offers modern finishes including a centre island with diner bar seating, stainless steel appliances and pantry storage.



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INCLUSIONS

Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer as-is, Dryer as-is, Water softener equipment as-is.



The finished basement offers two additional bedrooms and a modern 3-piece bath with glass shower.

An oversized laundry room and large unfinished space offer plenty of storage and an opportunity to personalize the space to suit your needs.





Remarkable Features

- ✓ No rear neighbors!
- ✓ Expansive rear yard with large deck
- ✓ New flooring throughout
- ✓ Updated kitchen with stone countertops and stainless steel appliances
- ✓ Open concept living and dining rooms with gas fireplace
- ✓ Main level bedroom/den with electric fireplace and sunroom access to the rear yard
- ✓ Finished basement extends the living space with 2 additional bedrooms and modern 3-piece bath
- ✓ Oversized flex space off the utility area

