

530 Tenor Ridge



Riverside South | 4 Beds | 4 Baths

Listed for

\$999,900



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WEBSITE



VIDEO TOUR



Community and Location

- Riverside South is a **bustling new community** built by some of Ottawa's top builders, including HN and Urbandale
- Minutes away from shopping, dining & entertainment in central Barrhaven
- Limebank station & Bowesville Station park-n-ride provide direct access to Downtown via the Trillium Line LRT (<30 mins)



Stunning Architecture

- HN homes include some of Ottawa's most **stunning modern exteriors**, designed by local architect Christopher Simmonds
- 530 Tenor Ridge includes a premium no-vinyl-siding materials palette of **Hardie Siding and brick** plus beautiful cedar accents
- Huge **modern corner windows** provide tons of natural light at all times



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OTTAWA REALTOR®

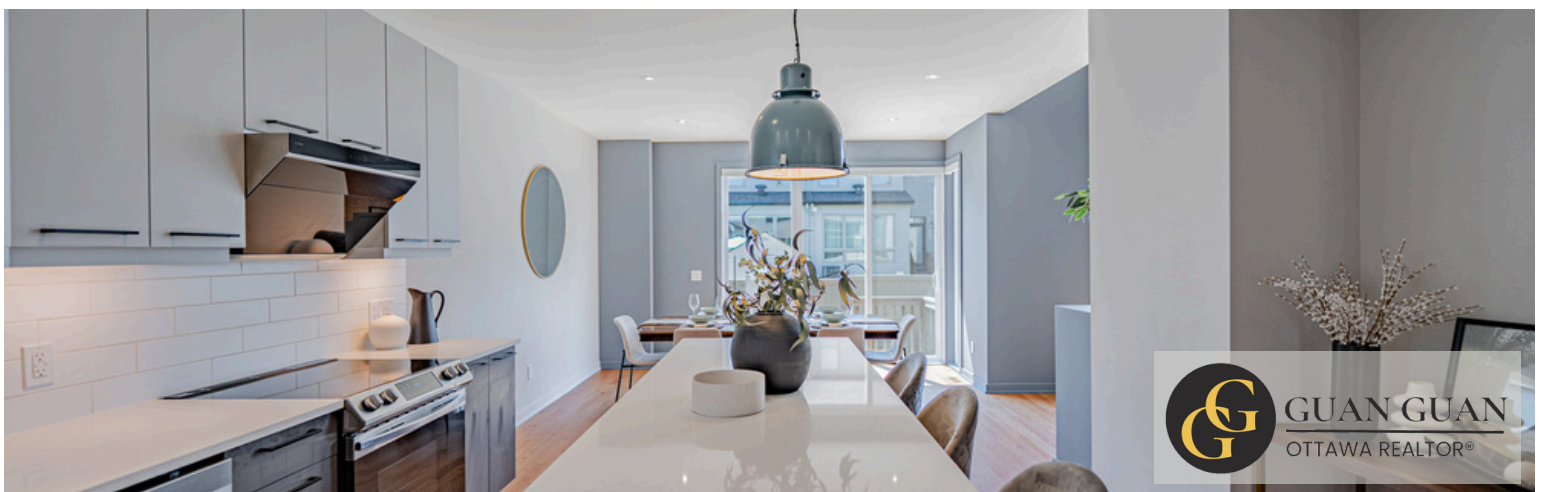
Unique Floorplan

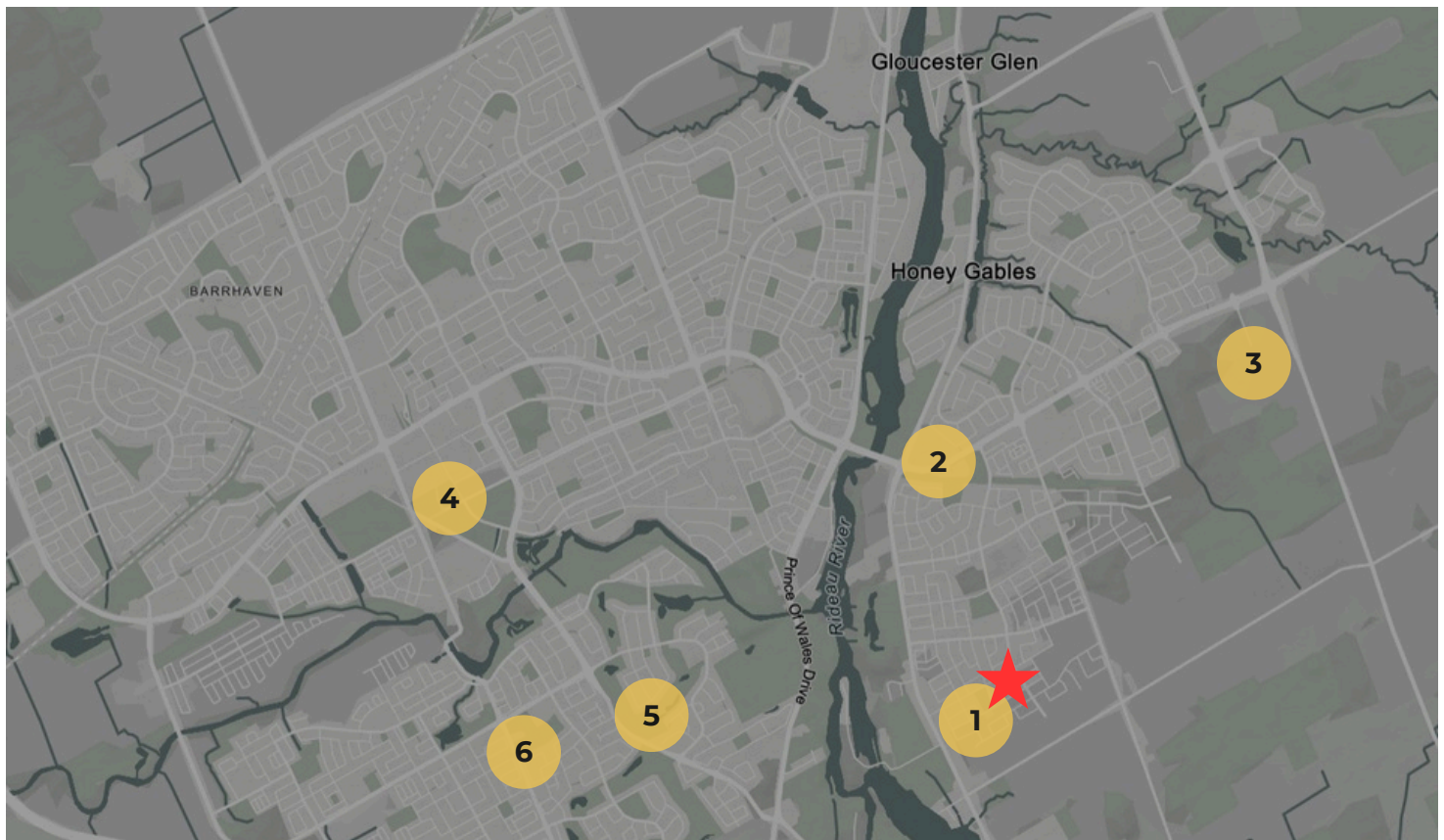
- 530 Tenor Ridge is HN's **Mayfair model**, featuring huge open-concept living spaces anchored around the **central fireplace**
- The **living room** includes a soaring vaulted ceiling that merges seamlessly with the stairwell and 2nd floor loft above
- The **fully-finished basement** adds a spacious rec room, full bedroom and bath



Luxury Finishes

- The **entertainer's kitchen** includes stylish dual tone cabinetry, SS appliances, quartz counters, and a huge window over the sink
- All bathrooms include upgraded tile, quartz vanities, and modern fixtures
- Tons of **fine details**: glass panel railings at the stairwell, 8-ft 3-panel shaker doors and black lever handles, linear gas FP and more





LOCAL AMENITIES & DRIVE TIMES

- 1. Atrium Park:** 4 minute walk (300 metres) - sports fields, playground, outdoor entertainment
- 2. Shopping in Riverside South:** 5 minute drive (2.3 km) - dining, shopping, fitness, & more
- 3. Limebank Station LRT:** 7 minute drive (4.4 km) - O-Train Line 2 access to downtown
- 4. Shopping & Dining @ Strandherd:** 14 minute drive (6.5 km) - variety of shopping, dining, and entertainment options, including a Cineplex Cinemas, plus bus rapid transit to downtown
- 5. Stonebridge Golf & Country Club:** 11 minute drive (6.9 km) - award-winning golf course
- 6. Minto Recreation Centre:** 12 minute drive (8.1 km) - pool, rinks, gym, sports field, more amenities

LOCAL SCHOOLS

- 1. Steve Maclean P.S. (OCDSB):** English & Early French Immersion JK - 6
- 2. Kars-On-The-Rideau Public School (OCDSB):** Middle French Immersion Gr. 4-8
- 3. Merivale High School (OCDSB):** Eng/French Program Gr. 11 - 12 (grades being phased put to Riverside South S.S)
- 4. St. Gianna School (Catholic):** English & Early French Immersion JK - 6
- 5. St. Francis Xavier High School (Catholic):** English/French Gr. 9 - 12
- 6. Riverside South Secondary School (OCDSB):** Eng/EFI/IMM Gr. 7 - 10 (adding a grade each year untill grade 12 in 2027)

1. Structural & Exterior Features

- **Upgraded fully-finished basement** with egress windows, spacious rec room, full bedroom and full 4-pc bath
- **Beautiful central fireplace column** at living & dining room with attached 36" linear gas fireplace
- **Stunning oversized modern windows** at all main & bedroom floor living spaces
- **Loft option** includes a spacious windowed loft at the second floor, connected to the stairwell and main floor spaces
- **Modern exterior with no vinyl siding:** custom materials palette includes Hardie Siding, Hardie Board and Premium Brick
- **Unique cedar soffits** and posts at entry

2. Kitchen, Bathrooms, & Laundry

- **Dual-tone gray cabinetry** in the kitchen, slab design with modern handles
- **Quartz counters**, matching subway tile backsplash, and stainless steel appliances
- **Under-cabinet valances**, custom light fixture over island and tons of pot lights
- **Premium floor tile** at all bathrooms and laundry room, along with matching white quartz countertops
- **Slab cabinetry**, modern mirrors and matching light fixtures

3. Interior Finishes

- **Natural-tone oak HW** throughout main floor, and second floor loft / hallway
- **Oak staircases** to both second floor *and* basement
- **Glass panel railings** at 2nd floor stairwell and loft area
- **Upgraded 3-panel shaker doors** throughout the home, with black lever door hardware
- **8-ft doors** on the main floor
- **Painted accent walls and halfwalls** throughout the home
- **Tons of pot lights;** modern light fixtures throughout the home

4. Home Details

- **Year Built:** 2023
- **Builder:** HN Homes
- **Model:** Mayfair, 3 bed + loft option
- **Square Footage:** c. 2,950 sq. ft. over 3 floors
- **Property tax:**
- **Rental Items:** Hot water heater



FLOORPLAN: HN 35' Mayfair

THE MAYFAIR

35' LOT

2,390 SQ. FT.

PLUS 342 SQ. FT. OF FINISHED BASEMENT SPACE



ELEVATION



ALTERNATE



REAR ELEVATION



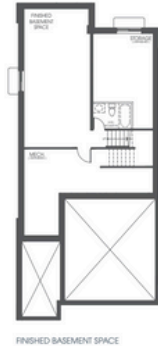
GROUND FLOOR PLAN



SECOND FLOOR PLAN ALTERNATE



GROUND FLOOR PLAN ALTERNATE



FINISHED BASEMENT SPACE



FINISHED BASEMENT SPACE ALTERNATE

LOT MAP

