#60-820 CAHILL DRIVE WEST

Hunt Club Community



FEATURING

- **3 BEDROOMS**
- **2 BATHROOMS**
- **1 PARKING SPACE**

GREAT LAYOUT PLENTY OF UPGRADES FINISHED BASEMENT FULLY FENCED BACKYARD

WELL MAINTAINED

SPACIOUS & BRIGHT CONDO

Featuring plenty of upgrades throughout

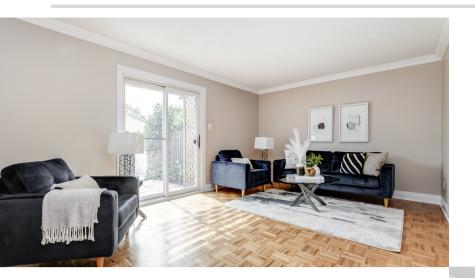
Lovely & spacious home fronting onto tranquil court with mature trees & greenspace. Meticulously cared for, professionally cleaned & freshly painted, home displays true pride of ownership. Warm hues, crisp crown moulding & parquet flooring exude comfortable & homey feel. Welcoming foyer opens onto main floor with excellent layout & generous room sizes, including powder room, formal dining area & living room with cozy wood-burning fireplace, exposed brick surround & access to fenced backyard, storage shed & adjacent parking space. Gorgeous kitchen boasts white shaker style cabinetry, dark granite counters & eat-in space. Second floor hosts 3 bedrooms with custom built-in closets & full bathroom with double vanity & shower/tub combo. Finished basement features rec room & organized storage room. Low maintenance living PLUS outdoor pool & community centre.







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Wonderful Location

Perfectly situated near many parks, shops & restaurants. Close to airport, transit & prestigious Ottawa Hunt & Golf Club with quick access to downtown.

SUN-FILLED HOME

Large windows welcoming in plenty of natural sunlight

Fronting onto tranquil court with beautiful mature trees & greenspace to enjoy

Crisp white crown moulding on first & second level Renovated Kitchen in 2016

- Modern white shaker style cabinetry & pantry
- Dark granite countertops
- Glass tile backsplash
- Eat-in breakfast area beside picturesque window
- New appliances all included

Updated powder bathroom - 2020

Spacious open-concept dining area

Large living room with cozy wood-burning fireplace encompassed in classic red brick & built in shelving Access to backyard off living area

Fully fenced backyard with storage shed Spacious bedrooms with laminate floors & custom built closets

Renovated main bathroom with double vanity - 2016 Basement offers finished recreation room, organized storage, cedar closet, and laundry

Professionally cleaned & freshly painted - move in ready!











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THREE BEDROOMS, TWO BATHROOMS, ONE PARKING SPACE

Condominium Management Group CCC94

CONDO FEE:

Approximately \$430 /month Includes: Building insurance, caretaker, water, management fee, snow removal, garbage removal, outdoor pool, community room

UTILITIES & TAXES:

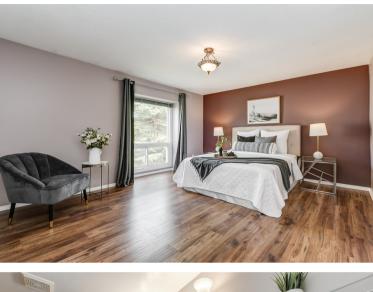
Hot water heater (Enercare) - rental \$20/month Natural gas (Enbridge): \$90/month Electricity (Hydro) - \$90/month Water / wastewater - included in condo fees Property taxes: \$2400/2020

PROPERTY HIGHLIGHTS

Air Conditioner - 2021 Furnace - 2021 Powder Bathroom - 2020 Kitchen - 2016 Carpets on stairs & Basement - 2016

INCLUSIONS:

Refrigerator (2015), Stove (2020), Dishwasher (2016), Microwave/hoodfan (2016), Washer (2019) & Dryer (2015) Built/in shelving affixed to walls Light fixtures Bathroom mirrors Window blinds & curtains Storage shed TV wall mount













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