

# #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

