



For Sale

110 Teelin Circle

 Half Moon Bay

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 25.92 ' x 45.93 '

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Like new without the wait! Built and completed by Minto in October 2020. End unit three-storey freehold townhome with plenty of upgrades. Striking curb appeal, covered front entry, extra deep electric vehicle ready single car garage, elongated driveway + low maintenance living with minimal landscaping work. Completely move in ready home with timeless yet modern design, brightly lit through its ample large windows, boasting 9ft smooth ceilings & upgraded flooring throughout with hardwood on main level. Expansive ground level foyer provides tons of space to settle in & beacons into peaceful main living area one floor above. Open layout maximizes space & provides sight-lines throughout kitchen, dining & living areas with access to roomy-sized balcony. Gourmet kitchen features peninsula breakfast bar, stainless steel appliances, espresso shaker style cabinetry & double basin sink with gooseneck faucet. Top level hosts all bedrooms, including primary with spacious walk-in closet, & full bathroom with shower/tub combo. Enjoy all this family community has to offer!

Half Moon Bay Community

Enjoy all this family community has to offer – steps to parks, schools, tons of sport & recreation facilities, nearby shopping!



Inclusions

- Kitchen appliances: refrigerator, stove, microwave/hoodfan, dishwasher
- Washer & dryer, all light fixtures, all window coverings & rods, bathroom mirrors, automatic garage door opener & remote

Negotiable

- Alarm System *possibly transferable
- BBQ

Approximate Utility Costs

- Natural Gas (Enbridge): \$110/month
- Electricity (Hydro Ottawa): \$100/month
- Hot Water Heater, Rental (Enercare): \$41/month
- Water/wastewater: \$80/month
- Property taxes \$3,143/2021



Noteworthy Features

- END UNIT - three-storey freehold townhome
- Striking curb appeal
- Covered front entry
- Plenty of upgrades
- Extra deep single car garage
 - Electric vehicle ready
 - Interior access to home
- Elongated driveway with parking for two
- Ground floor laundry
- Low maintenance living with minimal landscaping work
- Timeless yet modern design
- Move-in ready

Exceptional Layout

- Expansive ground level foyer provides space to settle in
- Home is brightly lit through ample large windows
- 9ft smooth ceilings
- Pot lights in kitchen and living room
- Upgraded flooring throughout
 - hardwood on main level
- Peaceful main living area
- Open-concept layout
- Sight-lines throughout kitchen, dining & living areas
- Access to roomy-sized balcony
- Partial bathroom on main level
- Gourmet kitchen
 - Peninsula breakfast bar
 - Higher-end stainless steel appliances
 - Espresso shaker style cabinetry
 - Double basin sink with gooseneck faucet
- Top level hosts all bedrooms
- Primary bedroom with spacious walk-in closet, & full bathroom with shower/tub combo



Home Features & Systems

approximate ages

Appliances:

- 2020
 - Refrigerator
 - Stove
 - Microwave/hoodfan
 - Dishwasher

Systems

- 2020
 - Roof, Asphalt shingles
 - Furnace - Forced Air, Natural Gas
 - Central Air Conditioning
 - Municipal City Water

Improvements & Upgrades

- Side by side washer & dryer
- Upgraded tile in entryway & bathrooms
- Upgraded carpet throughout
- Upgraded main level hardwood floors
- 9ft ceilings
- Pot lights in kitchen & living area ceiling
- Speaker outlets in living area ceiling
- Kitchen cabinets
- Kitchen appliances
- Upgraded countertop, cabinets, and bathtub in full bathroom
- Long driveway
- Deep garage
- Electric vehicle charging plug
- 200 amp service



**Are you ready
to make this
house a *home*?**

Natalie McGuire

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