



For Sale

278 Macoun Circle



Hunt Club Park /
Greenboro



4



4



25.30 'x 91.86'



3

End unit townhome, no rear neighbours with four above grade bedrooms! Perfect for large families & investors, expansive layout feels like a detached home. Drenched in sunlight with countless windows this bright home features fresh neutral paint paired with rich dark hardwood floors. Spacious foyer provides plenty of space to settle in before stepping up to main living area including formal dining area, living room & bonus separate flex space, perfect for home office if desired. Kitchen, fit for the inner chef, features dark cabinetry boasting tons of storage, matched with cream countertops & backsplash, brand new appliances & eat-in area set next to glass patio doors providing access to mostly fenced backyard with new sod. Upstairs awaits the peaceful primary retreat with cathedral ceilings, walk in closet & beautiful ensuite bathroom fitted with separate shower & soaker tub + bonus second floor laundry for convenience. Basement with full bathroom & enclosed finished recreation room with large window, ready for use as a potential fifth bedroom.

Hunt Club Park / Greenboro

Surrounded by parks & walking trails, family friendly community with nearby schools, shopping & dining + great transit & LRT access!



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave, hoodfan,
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, hot water heater

Approximate Utility Costs

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$100/month
- Water/wastewater: \$50/monthly
- Property taxes: \$4426/2021



Fresh Design

- Rare find
- End unit townhome
- No rear neighbours
- Four above grade bedrooms
- Perfect for large families and investors
- Feels like a detached home
- Bright and airy
- Freshly painted neutral paint
- Rich dark hardwood floors on main level
- Countless windows
- Gorgeous sightlines throughout
- Spacious foyer provides plenty of space to settle in & get organized
- Bonus main level flex space
 - Perfect for den/home office

Impressive Layout

- Open main living area
- Formal dining area
- Sizeable living room
- Kitchen fit for the inner chef
 - Dark cabinetry boasting tons of storage
 - Cream countertops & backsplash
 - Brand new stainless steel appliances
 - Eat-in area
- Glass patio doors off kitchen provide access to backyard
- Upper level with four spacious bedrooms, carpeted flooring for added comfort
- Peaceful primary retreat
 - Cathedral ceilings
 - Walk in closet
 - Beautiful ensuite fitted with separate shower and soaker tub
- Conveniently located second floor laundry
- Finished basement
 - Enclosed recreation room with large window, ready for use as potential fifth bedroom
 - Full bathroom off utility room



Home Features & Systems

approximate ages

- Systems
 - Furnace, Forced air - natural gas - 2011
 - Hot Water Heater, owned - 2011
 - Roof, Asphalt shingles - 2011
 - Windows & Doors - 2011
- Features
 - Hoodfan - 2022
 - Dishwasher - 2022
 - Microwave - 2022
 - Freshly painted - 2022
 - Sod in Backyard - 2022

Generous Backyard

- Glass patio doors off kitchen providing access to mostly fenced yard
- Brand new sod
- Blank slate to design to your taste
- Private backyard with no rear neighbours



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

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