



For Sale

250 Temby Private



Hunt Club Park /
Greenboro



3



3



Private backyard



2

Charming townhome with no rear neighbours in great location! Nestled in a quiet private circle, backing onto bike/walking path surrounded by lush green space & endless multi-use pathways – while still being close to city amenities! Split level foyer invites you into a well cared for & much-loved home, with beautiful laminate floors throughout – no carpet – large bright windows, custom window treatments including California shutters & versatile multifunctional layout.

Main floor perfectly fit for entertaining with great flow between formal dining room, living room with atmospheric electric fireplace & built-in cabinetry + lovely eat-in kitchen with ample of cupboard & counter space! Upstairs awaits 3 bedrooms & 2 full bathrooms – primary retreat boasts massive wall-to-wall closet & 4-piece ensuite. Lower-level features fully finished recreation area or hobby space. Walk-out deck, sized for small sitting area or BBQ & well sized fully fenced private backyard with super low maintenance landscaping.



Hunt Club Park / Greenboro

Nestled in a quiet private circle, backing onto bike/walking path surrounded by green space & endless multi-use pathways - while still being close to city amenities! Walking distance to shopping, restaurants, schools & parks. Great access to transit, airport & quick commute downtown.



Inclusions

- Appliances: dishwasher, microwave, basement refrigerator
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, electric fireplace x 2, automatic garage door opener & remote

Exclusions

- Kitchen refrigerator & stove, basement upright freezer

Approximate Utility Costs

- Natural Gas (Enbridge): \$79/month
- Electricity (Hydro Ottawa): \$114/month
- Hot Water Heater, Rental - Enbridge: \$24/month
- Property taxes: \$2,757/2022



Charming Townhome

- No rear neighbours
- Well cared for home
- No carpet
- Laminate floors throughout
- Large bright windows
- Custom window treatments including California shutters
- Versatile multifunctional layout

Improvements

- Addition of 2 back windows professionally installed on either side of patio door
- Shut off valves conveniently located at each plumbing fixture

Impressive Layout

- Split level foyer
- Main floor perfectly fit for entertaining
- Great flow between formal dining room, living room, and kitchen
- Living room with atmospheric electric fireplace and built-in cabinetry
- Lovely eat-in kitchen
 - Ample cupboard space
 - Ample counter space
- Upstairs awaits 3 bedrooms & 2 full bathrooms
- Primary bedroom retreat
 - Massive wall-to-wall closet
 - 4-piece ensuite
- Lower-level features fully finished recreation area or hobby space
- Walk-out deck
 - Sized for small sitting area or BBQ
- Well sized private backyard
 - Fully fenced
 - Super low maintenance landscaping



Home Features & Systems

approximate ages

- Roof, Asphalt shingles - 2018
- Furnace, Forced air - natural gas - 2015
- Windows & Doors - 2010
- Washer & dryer - 2017
- Dishwasher - 2017
- Basement refrigerator - 2010

Condominium Management

approximate amount

- Condominium #319 managed by:
 - Sentinel Management
 - 613.736.7807
- Fee: \$420/month
- Fee includes:
 - Building insurance
 - Caretaker (common area landscaping)
 - Water/Wastewater
 - Management fee
 - Snow removal
 - Garbage removal



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

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