



*For Sale*

# 379 Hillsboro Private



**Emerald Meadows**



**3**



**3**



**Expansive deck**



**2**

Spacious, well-appointed home boasting beautiful curb appeal on quiet street. Welcoming covered front entry, gabled roof with wooden accent & attached garage. Main level has great open floor-plan with upgraded tile floor and hardwood! Sun-filled kitchen with wooden cabinetry & centre island with ample counter space & storage opens to large living area with accent wall. Second floor hosts all 3 well proportioned bedrooms & 2 full baths. Primary retreat offers sitting area, walk in closet & private ensuite bath. Finished basement has comfortable living area with upgraded flooring, large window & beautiful stone gas fireplace. Yard offers expansive fenced deck, with sunset views, plenty of space for lounging + bonus: no direct facing rear neighbours for added privacy!

Located in highly sought after Kanata South community within steps to pond, walking paths and nearby amenities. Association street fee approx. \$112.59/mo: building insurance, grass cutting, street snow & garbage removal.

# Emerald Meadows

Located in the heart of Kanata, steps from picturesque pond-side walking paths, amazing parks featuring playgrounds, splash pad and facilities for all major sports (outdoor rink, baseball, soccer field, tennis courts, etc), great schools + minutes down the road from shopping, dining & more!



## Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave, washer, dryer
- All light fixtures, bathroom mirrors, automatic garage door opener & remote

## Approximate Utility Costs

- Natural Gas (Enbridge): \$65/month
- Electricity (Hydro Ottawa): \$70/month
- Hot Water Heater, Rental (Enercare): \$37/month
- Water/wastewater: \$45/month
- Property taxes \$3,151/2022





## Notable Features

- True pride in ownership
- Built by Minto - Rhode Island model
- Adaptable & ideal for all kinds of lifestyles
- Well-appointed
- Nice curb appeal
  - Delicate white detailing
  - Covered front entry
  - Gabled roof with wooden accent
  - Attached garage
- Spacious backyard
  - Expansive fenced deck
  - Plenty of space for BBQ, dining and lounging
  - Bonus indirect facing rear neighbours for added privacy
- Well maintained and clean!
- Association provides care-free living!



## Exceptional Layout

- Main level with open layout for great flow
- Large living area with faux brick accent wall
- Backyard access opens to lovely kitchen
- Convenient powder bathroom
- Kitchen great for inner chef
  - Adorned with wooden cabinetry
  - Centre island providing storage & additional counter space
  - Dine in space set beside big sunny window
- Second floor hosts all 3 well-proportioned bedrooms and 2 full bathrooms
- Primary retreat fit for king size bed
  - Sitting area
  - Walk in closet
  - Ensuite bath
- Finished basement
  - Second comfortable living area
  - Bright yet cozy with extra large window
  - Gas fireplace encompassed in beautiful, muted stone
  - Plenty of storage



## Home Features & Systems

\*approximate ages\*

### Systems:

- Home built by Minto, 2004
- Original (2004):
  - Roof, Asphalt Shingles
  - Forced Air Furnace, Natural Gas
  - Windows & Doors
  - Central Air Conditioning

## Condo Association

- Condo Management Group, 613-237-9519
- Association fee approximately \$113/month
- Fee includes:
  - Building insurance
  - Street snow removal
  - Garbage removal
  - Grass cutting





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

**Natalie McGuire**

Sales Representative

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