




For Sale

379 Hillsboro Private

 **Emerald Meadows**

 **3**

 **3**

 **Expansive deck**

 **2**

Fabulous townhome on quiet street, this spacious Rohde Island model is adaptable & ideal for all kinds of lifestyles! Showing true pride in ownership, well-maintained and clean. Boasting nice curb appeal, delicate white detailing, covered front entry, gabled roof with wooden accent & attached garage. Main level has timeless open layout with great flow, the perfect space for gathering. Large living area with faux brick accent wall & backyard access opens to lovely kitchen adorned with wooden cabinetry & centre island providing endless storage, dine in space set beside big sunny window + convenient powder bathroom. Second floor hosts all 3 well-proportioned bedrooms & 2 full bathrooms – primary retreat fit for king size bed + sitting area, walk in closet & ensuite bath. Finished basement offers second comfortable living area, bright yet cozy with extra large window & gas fireplace encompassed in beautiful, muted stone. Expansive fenced deck, plenty of space for BBQ, dining & lounge – bonus indirect facing rear neighbours for added privacy! Low association fees \$112.59/mo include street snow & garbage removal + grass cutting for easy care-free living!

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
- All light fixtures, bathroom mirrors, automatic garage door opener & remote

Exclusions

- Washer & dryer

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 - Rohde 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 lounge
 - 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*?**

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