

### For Sale

# **379 Hillsboro Private**

<b>Q</b>	Emerald Meadows
A	3
	3
	Expansive deck
P	2

Fabulous townhome on guiet 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 carefree 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



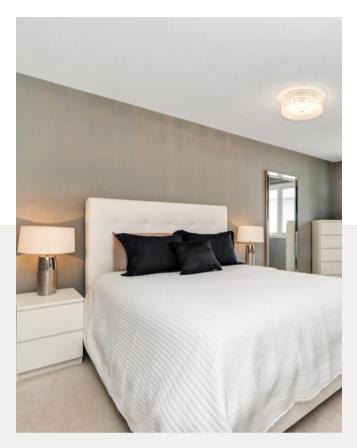


- True pride in ownership
- Built by Minto Rohde Island model
- Adaptable & ideal for all kinds of lifestyles
- Well-appointed
- Nice curb appeal
  - Delicate white detailing
  - Covered front entry
  - Gabled roof with wooden accent
  - Attached garage
- Spacious backyard
  - Expansive fenced deck
  - 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









\*approximate ages\*

#### Systems:

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



- 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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