



For Sale

508 Ponthieu Circle

📍 Chapel Hill South

🏠 3

🚗 4

📏 35.01' x 68.90'

🏠 2

Flawless single-family home! Like new, 2020 build & loaded with builder upgrades. Exterior boasts contemporary take on classic curb appeal, red brick paired with deep blues & crisp white accents, covered front entry & peaked roof. Amazing attention to detail & tasteful design – neutral palette, soaring smooth 9ft ceilings with recessed lighting, upgraded flooring through entire home, pristine maple hardwood, porcelain calacatta tiles & extra padded berber carpeting. Oversized windows brimming with natural light + statement light fixtures & finishings. Great floor plan allows for flexibility, large dining room at front of home with spacious open-concept living & kitchen tucked at back. Dream chef's kitchen features modern two-tone cabinetry finished to ceiling, quartz countertops, herringbone backsplash, huge island with overhang eating + walk out access to lush backyard – complete blank slate to make your own. Upstairs, primary retreat features plenty of closet space & serene ensuite bath with double vanity, stone counters & glass paneled super shower. Two additional bedrooms, full bathroom & laundry room. Fully finished recreation room provides tons of space for hobbies, play area, storage & powder bathroom.

Chapel Hill South

Friendly newer community, steps to parks, schools, endless shopping/dining options on Innes Road and well connected with transit.



Inclusions

- Kitchen appliances: refrigerator, induction stove, microwave/hood fan, dishwasher, freezer
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, automatic garage door opener & remote

Negotiable

- Dining room table, basement couch

Approximate Utility Costs

- Natural Gas \$115/month
- Electricity (Hydro Ottawa): \$55/month
- Water/wastewater: \$79/monthly
- Hot Water Rental (Enbridge): \$44/month
- Property taxes: \$4,994/2021



Exceptional Family Home

- Flawless single family home on preferred upgraded lot
- Harmonious balance of luxury & carefree family lifestyle
- Contemporary take on classic curb appeal
 - Red brick paired with deep blues and crisp white accents
 - Covered front entry
 - Peaked roof
- Inviting foyer + sunken mudroom off attached garage provide ample space for organization & to settle in
- Amazing attention to detail
- Tasteful design
- Neutral palette
- Soaring smooth 9ft ceilings
- Recessed lighting
- Pristine maple hardwood floors
- Porcelain calacatta tiles
- Extra padded lush berber carpeting
- Oversized windows brimming with natural light
- Statement light fixtures and finishings
- Turn key - move in ready!



Stylish Design

- Great floorplan allows for tons of flexibility
- Large dining room at front of home
- Spacious open-concept living and kitchen quietly tucked at back
- Dream chef's kitchen
 - Modern two-tone cabinetry finished to ceiling
 - Gleaming quartz counters tops
 - Trendy herringbone backsplash
 - Huge island with overhang eating
 - High-end appliances including induction stove & double oven, French door fridge
 - Walk out access to lush backyard
- Backyard is a complete blank slate to make your own
 - opportunity to fence with neighbours summer 2022
- Conveniently located upgraded second floor laundry room
- Primary retreat features:
 - Walk in + two additional closets
 - Serene ensuite bathroom with double vanity, stone counters and walk in glass panelled super shower
- Two additional bedrooms and full bathroom
 - One with walk in closet, and the other with partial cathedral ceiling
- Basement boasts fully finished recreation room
 - Tons of space for hobby or play area
 - Plenty of storage space
 - Powder bathroom



Home Features & Systems

*Built by Caivan in 2020

- Brick & Siding Exterior
- Roof, Asphalt Shingles
- Furnace, Forced Air - Natural Gas
- Central air conditioning
- Hot water heater, rental
- Eavestroughs installed

Impressive Upgrades

- Over \$52K in builder upgrades
- Preferred premium lot
- 9' ceilings on main floor
- Smooth ceilings throughout
- Maple hardwood flooring
- Porcelain calacatta tiles in wet areas
- Berber carpet with underpadding
- Additional pot lighting
- Quartz countertops in kitchen and ensuite bathroom
- Chef's center kitchen layout: larger upper cabinets, pots & pans drawers, under cabinet lighting, horizontal stacked backsplash, high end appliances
- Stair railings
- Super shower in ensuite bath
- Sinks & faucets
- Interior doors
- Second floor laundry room
- Trim package
- Builder finished basement
- Central air conditioning

NATALIE MCGUIRE
HOME TEAM



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Manotick
613 • 692 • 3567
1096 Bridge Street
Manotick, ON, K4M 1J2



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