



For Sale

250 McElroy Drive



Glen Carin



4



2



60.01 ' x 100 '



7

Single family bungalow on sprawling lot in mature neighbourhood + potential to generate additional income from lower level suite & solar panels. Warm & welcoming main level renovated with timeless style – neutral colour palate, delicate crown moulding, modern lighting & seamless combination of flooring. Large, redesigned chef's kitchen overlooking sun-filled living room features ample storage space, gleaming quartz counter tops, heated floors & extra wide angled peninsula island with breakfast bar seating. Four bright bedrooms & updated full bath. Side entrance could be closed off to provide private entry for potential income property on lower level, fit with kitchenette, living area, full bath & 2 sizeable rooms – perfect for work from home offices or future bedrooms! Design your dream urban oasis – massive backyard is the perfect blank canvas with huge lush grassy area & fire pit ready patio with outdoor electrical outlet. Expanded driveway boasts parking for 7 including 25x12x9 commercial grade all season shelter with electrical. Fit with 10kW 40 solar panels, direct to grid with plenty of revenue yet to be collected - MicroFIT 10kW program.

Glen Carin

Quiet family friendly street. Minutes from Trans Canada Trail, perfect location for the nature lover, within walking distance to great schools, parks, recreation facilities and shops! Great transit access and close to HWY 7 & 417.



Inclusions

- Appliances
 - Upper level
 - refrigerator (2012), dishwasher (2019) stove (2017), microwave/hood fan
 - Lower level
 - refrigerator, microwave, washer & dryer (2017)
- All light fixtures, window blinds, built-in shelving affixed to walls, commercial grade all season car shelter
- 10KW Solar System
 - see separate information package

Exclusions

- Adirondack chairs
- Fire pit

Approximate Utility Costs

- Natural Gas: \$52/month
- Electricity (Hydro Ottawa): \$127/month
- Hot Water Heater (owned): On Demand Tankless (TK3), 2007
- Water/wastewater: \$143/month
- Property taxes \$3,490/2022



Single Family Home

- Detached bungalow on sprawling 60 x 100 LOT
- Located on a quiet family friendly street within a mature neighbourhood
- Loaded with updates
- Meticulously maintained
- Timeless style
- Neutral colour palate
- Additional income potential
 - Side entrance could be closed off to allow separate entrance for potential income property on lower level
 - 40 solar panels direct to grid w plenty of revenue yet to be collected - MicroFIT program
- Expanded driveway
 - Parking for 7 including 25x12x9 commercial grade all season shelter with electrical
- Massive backyard
 - Huge lush grassy area
 - Fire pit ready patio with outdoor electrical outlet
 - Lawn irrigation system

Expansive Lot

- Warm & welcoming renovated main level
- Delicate crown moulding
- Modern lighting
- Seamless combination of tile, wood-like laminate and gorgeous hand scraped acacia hardwood in living room
- Sun-filled living room open to kitchen
- Renovated chef's kitchen
 - Ample storage space
 - Gleaming quartz counter tops
 - Higher end stainless steel appliances
 - Heated floors
 - Peninsula island with extra deep breakfast bar seating
- Four bright bedrooms
- Updated full bathroom
- Side door, easily finished as separate entrance to finished lower level
- Lower level prepped for potential secondary unit/in-law suite
 - Kitchenette
 - Living area
 - Full bathroom
 - Two sizeable rooms – perfect for work from home offices or future bedrooms
 - Egress window in storage room



Improvements & Upgrades

approximate ages

- Professionally painted (2022)
- Flooring in bedrooms & hallway (2020)
- Main bathroom (2020)
- Driveway repaved + steps (2017)
- Acadia hardwood flooring in living room (2017)
- Insulation in walls & attic (2010)
- XL commercial grade truck all season shelter with electrical (2015)
- 10kW 40 Solar Panels - MicroFIT program (2013)
- Kitchen (2010)
 - Schluter Ditra Heated floors: kitchen tiles + front & back door tiles
- Hydro Meter & Panel upgraded to 200A (2013)
- Plumbing (PEX) replaced all copper pipes (2010)
- Ostaco windows - main floor & egress window in basement (2010)
- Lawn irrigation system - front & back (2008)
- Basement renovation (2006-2005)

Home Features & Systems

approximate ages

- Systems
 - Built, 1975
 - Roof - fiberglass shingles (30 year), 2013
 - Windows & doors, 2010
 - On demand tankless hot water heater, Takagi TK3DVD 199K BTU with WebStone isolator (2007)
 - Furnace, 2003
 - Air conditioner, 2003
 - House is hardwired - CAT5e to each room
 - 199K BTU with WebStone isolator valves, (2007)



**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



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

