



For Sale

750 Cape Jack Walk

📍 Half Moon Bay

🏠 4

📏 3

📐 88.48' x 36.42'

🏡 6

Premium upgraded detached family home, Marigold model with bonus fourth bedroom on prime corner lot, offering comfortable, bright & spacious living! Charming curb appeal with wrap around porch, double car garage & endless windows. Modern & stylish interior features, serene palate of bluey-grey mixed with crisp whites, deep oak hardwood floors on main level, lofty 9ft ceilings & minimalist finishings.

Great open layout provides sight-lines throughout kitchen, living & dining, all anchored by cozy gas fireplace. Dreamy white kitchen adorned by sleek shaker style cabinets paired with subway tile backsplash, glimmering quartz counters, stainless steel appliances + large centre island with overhang seating. Upper level is home to all four bedrooms, 2 full bathrooms & loft workspace. Primary bedroom, sized for king bed, boasts walk in closet & 4-piece ensuite with elongated vanity. Plumbing for basement bathroom already roughed in. Corner lot allows for extra large backyard, fully fenced – ready for spring gardening & summer fun!

Half Moon Bay

Ideal family community, home to many schools, picturesque parks, recreation complex & close to Barrhaven's main shopping & dining plazas.



Inclusions

- Kitchen appliances (2019): refrigerator, stove, hood fan, dishwasher (2022)
- Washer & dryer (2019), window blinds, bathroom mirrors, automatic garage door opener & remote, central built-in vacuum, wall mounted TV

Approximate Utility Costs

- Natural Gas \$100/Month
- Electricity (Hydro Ottawa): \$69/Month
- Water/wastewater: \$60/Monthly
- Hot Water Rental (Enercare): \$45/Monthly
- Property taxes: \$4,480 /2021



Expansive Family Home

- Built by Mattamy in 2019
- Marigold model with bonus fourth bedroom
- Detached family home
- Prime corner lot 88.48' x 36.42'
- Charming curb appeal
- Wrap around porch
- Double car garage with interior home access
- Endless windows, unimpeded on 3 sides letting the light shine in
- Bright and spacious living
- Modern & stylish interior
- Serene palate of bluey-grey mixed with crisp whites
- Deep oak hardwood floors on main level
- Lofty 9ft ceilings
- Minimalist finishings
- Extra large fully fenced backyard



Stylish Design

- Open layout provides sightlines throughout kitchen, living and dining - all anchored by cozy gas fireplace
- Dreamy white kitchen
 - Sleek shaker style cabinets
 - Subway tile backsplash
 - Double basin undermount sink with gooseneck faucet
 - Glimmering quartz counter tops
 - Stainless steel appliances
 - Large centre island with overhang seating
- Upper level is home to all four bedrooms with carpeted flooring for added comfort, two full bathrooms and loft workspace
- Primary bedroom sized for king bed
 - Walk in closet
 - 4-piece ensuite with elongated vanity
- Plumbing for basement bathroom already roughed in



Home Features, & Systems

approximate ages

- Built in 2019, original systems
 - Furnace, Forced air - Natural gas
 - Central Air Conditioning
 - Municipal City Water/Sewer
 - Roof, Asphalt shingles
 - Natural Gas Fireplace
 - Unfinished basement

Home Improvements & Upgrades

- Improvements:
 - Newly installed 9ft fence in backyard
 - Freshly maintained gardens with plenty of plants, bushes and flowers
 - Bricks laid out to frame the garden wrapping around the porch
- Upgrades:
 - Side entry
 - Wrap around porch
 - Oak hardwood flooring
 - Tile flooring in front & garage entrance, powder bathroom, second floor bathrooms



**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.

