



For Sale

6 Sai Crescent



Hunt Club Park



4



4



50' x 101.7'



9

Sprawling renovated dream home showcases high-end finishes, modern style & floorplan. Foyer provides welcome into breathtaking home adorned with crisp white walls, blonde engineered hardwood flooring, clean contemporary millwork + smooth ceilings with recessed lighting & statement light fixtures! Traditional layout with excellent flow hosts formal dining room at the front of the home & cozy living room with wood burning fireplace in back. Kitchen is a chef's dream, white cabinetry & quartz counter tops contrasted against charcoal toned extra large island with seating + functional coffee station/wine bar, high end stainless steel appliances & impressive eat in space. Up the elegantly curving staircase await 4 generously proportioned bedrooms & 2 full bathrooms. Serene primary bedroom retreat complete with large custom walk-in closet & luxury ensuite bath offering exquisite glass walk in shower, freestanding tub & double vanity. Lower level has been fully finished creating a comfortable recreation room perfect for a secondary lounge or hobby area + 3rd full bathroom & large separated room, perfect for a home office. Private backyard is fully fenced & finished with gazebo + patio to relax & raised garden beds.

Hunt Club Park

Set perfectly in an idyllic family neighbourhood with plenty of parks connected by seemingly endless set of walking paths. Close to many schools, shopping, services, Greenbelt with easy access to highway 417 and transit connection.



Inclusions

- Kitchen appliances: refrigerator (2020), stove, dishwasher (2020), hood fan (2020), microwave (2020), wine fridge (2021)
- All light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote(s), central built-in vacuum, external natural gas hookup, hot water heater, gazebo

Approximate Utility Costs

- Natural Gas: \$150/month
- Electricity (Hydro Ottawa): \$90/month
- Water/wastewater: \$34/month
- Property taxes: \$6,470/2023

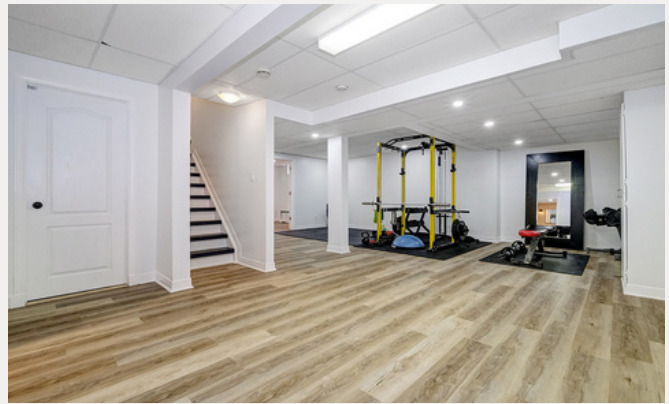


Sprawling Luxury Home

- Proudly built by Richcraft, Grandville model
- Renovated home showcasing high-end finishes and amazing modern style
- Well-appointed home with striking curb appeal
- Full red brick front facing, large bay windows & covered front porch
- Triple car garage + driveway accommodating parking for 9
- Blonde engineered hardwood flooring
- Carpet free home
- Clean contemporary millwork
- Smooth ceilings with recessed lighting
- Upgraded statement light fixtures
- Crisp white walls
- Perfect canvas backdrop for any design style
- Traditional layout with excellent flow
- Private backyard is fully fenced & finished with gazebo, patio to relax, raised garden beds and plenty of lush grassy areas

Modern Style

- Expansive and welcoming foyer with elegant chevron tiles
- Formal dining room fit for entertaining
- Cozy living room with wood burning fireplace
- Kitchen is a chef's dream
 - Beautiful white shaker style cabinetry
 - Gleaming quartz counter tops
 - Charcoal toned extra large island with seating
 - Elegant open shelving
 - Functional coffee station/wine bar
 - High end stainless steel appliances
 - Impressive eat in space
- Up the elegantly curving staircase await 4 generously proportioned bedrooms & 2 full bathrooms
- Double doors provide grand entry into serene primary bedroom retreat
 - Large custom walk-in closet
 - Luxury ensuite bathroom offering exquisite glass walk in shower, gorgeous freestanding tub & double vanity
- Lower level has been fully finished
 - Comfortable & cohesive recreation room perfect for a secondary lounge or hobby area
 - 3rd full bathroom with in floor heating
 - Large separated room, perfect for a quite office space



Home Features, Systems, Renovations & Upgrades

Approximate ages

- Built in 1992
- Interior & Exteriors Doors (2020)
- Windows (2021)
- Roof, Asphalt Shingles (2010)
- Furnace, Forced Air - Natural Gas (2008)
 - Baseboard heating in basement for added comfort
- Ecobee thermostat
- Central Air Conditioning (2006)
- Hot Water Heater, owned (2008)
- Municipal City Water
- Triple Car Garage with interior access
 - Garage Doors (2021)
- Fireplace - wood burning "as-is"
 - Believed to be in good working owner, however no recent use or inspection
- New Flooring (2021)
 - Wide plank oak engineered hardwood flooring throughout main level, staircase & upper floor
 - Tiles in entrance, bathrooms & mud room
 - Vinyl flooring in basement (2023)
- Smooth ceilings with recessed pot lighting
- New statement light fixtures throughout
- New electrical plugs
- Non load bearing wall removed between kitchen and dining room to create open floorplan
- Kitchen Renovation (2021)
 - Designed and installed - Grant's Custom Kitchen
 - Mix of white & charcoal cabinetry
 - Quartz counter tops
 - Brick pattern tile backsplash
 - Farmhouse apron sink
 - Coffee station/wine bar
 - Kitchenaid stainless steel appliances
- Bathroom Renovations (2021)
 - ALL bathrooms - new tile flooring, vanities with quartz counters, sinks, Delta faucets, showers, tubs, toilets, mirrors and lighting
 - Wall hung Duravit toilets in primary & powder bathroom
 - Primary bathroom with rain shower, handheld and 2 body jets
- Walk in closet added to primary bedroom
- Freshly painted throughout in Chantilly Lace
- New fence (2021)



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

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