



For Sale

44 Sai Crescent



Hunt Club Park



4



3



100' x 55'



6

Expansive & exceptionally maintained home brimming with timeless updates & flooded with natural sunny light! Sophisticated vibe begins outdoors on large lot beautifully landscaped with new walkways, mature foliage, double car garage, covered front porch & French door entry. Spacious foyer leading to centre of traditional layout, adorned with neutral grey hues, crisp whites & warm maple hardwood flooring. Serene living room anchored by beautiful bay window opens to formal dining room sized for hosting. Open concept family room with warm gas fireplace & beautifully updated kitchen with bright white cabinetry, dark granite countertops, pantry cupboards, large centre island with overhang seating + roomy eat in area with huge picturesque windows. Double door entry into primary retreat with cathedral ceiling & spa like ensuite bath. Fully finished basement designed for entertaining – large home theatre, games room finished with wet bar + quiet den making the perfect home office, gym or hobby space. Vacation in your own back yard, fully fenced with heated inground salt water pool & spill over hot tub lined by lounge areas + long grassy area off side door. Home is available fully furnished. Many big-ticket items taken care of!

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. This location has everything available at your fingertips.



Inclusions

- Kitchen appliances: refrigerator (2019), stove (2019), hoodfan, dishwasher (2019), microwave
- Washer (2020), Dryer (2020), light fixtures, window blinds and curtains, bathroom mirrors, built-in shelving affixed to walls, alarm system, automatic garage door opener & remote(s), BBQ, external natural gas hookup, home theatre: projector, screen, and built-in wall speakers, hot tub, storage shed, wall mounted TV in primary bedroom, wet bar, electric fireplace in living room

Exclusions

- TV & unit in family room, shelf in living room, hall side tables, stereo system, stand-alone speakers

Approximate Utility Costs

- Natural Gas: \$275/month
- Electricity (Hydro Ottawa): \$170/month
- Water/wastewater: \$160/month
- Property taxes: \$6500/2023
- Hot water heater, rental - Enbridge: \$36/month

*Home is available
fully furnished*



Sprawling Family Home

- Your dream home awaits – expansive & exceptionally maintained single-family gem
- Brimming with timeless updates & flooded with natural sunny light!
- Sophisticated yet welcoming vibe begins outdoor on large lot beautifully landscaped with brand new walkways, mature foliage, double car garage, covered front porch & elegant French door entry.
- Step inside to spacious foyer leading to centre of Richcraft's Winton model traditional layout.
- Adorned with neutral grey hues, crisp whites, warm maple hardwood flooring & stylish upgraded light fixtures.
- Sitting at the front of home is a serene living room anchored by a beautiful bay window which opens to a formal dining room sized for hosting.
- Powder room & generous laundry/mud room off garage for ample storage & main floor functionality.
- Available fully furnished with many big-ticket items taken care of.
- Turn-key home, move in ready!

Modern & Elegant Style

- Spacious open concept family room with warm gas fireplace
- Beautifully updated kitchen
 - space for many cooks & endless storage
 - bright white cabinetry paired with dark granite counters
 - high end stainless steel appliances including gas range & French door refrigerator
 - many full-length pantry cupboards,
 - large centre island with additional storage & overhang seating
 - roomy eat in area under peaked roof & huge picturesque windows
- Gracefully curved staircase leads to 4 generously proportioned bedrooms & 2 full bathrooms.
- Double doors create a grand entry into primary retreat with cathedral ceiling, 2 closets & spa like ensuite bath offering double vanity, glass shower & large separate soaker tub.
- Fully finished basement designed for entertaining offers many separate spaces
 - large home theatre featuring two-tiered seating, projector, screen & built in sound,
 - games room finished with wet bar
 - quiet den making the perfect home office, gym or hobby space.



Home Systems & Updates

approximate ages

- Built by Richcraft, Winton model, 1986
- Furnace, forced air - natural gas, 2023
- Central air conditioning, 2023
- Roof, asphalt shingles, 2016
- Municipal city water
- Brick & siding exterior
- Poured concrete foundation
- Windows & Doors, 1996
- Fireplace, natural gas
- Driveway repaved, 2023
- Interlock & landscaping at front & side, 2023
- Pool heater & salt chlorinator, 2023
- Bathroom renovations, 2018
- Kitchen renovation, 2015
- Finished basement, 2013

Backyard Oasis

- Vacation in your own back yard with a private tropical paradise
 - Fully fenced yard
 - Heated inground saltwater pool - 16 x 32 kidney shaped
 - Spill over Hot tub, built-in
 - Multiple lounge areas
 - Long grassy area directly off side door, ideal for dog run or kids to play.



**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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