



For Sale

103 Burlington Cres.



Hunt Club Park



3



3



34.83 ' x 107.82 '



3

Wonderful end unit townhome on sprawling corner lot, perfectly landscaped providing secluded backyard refuge. Foyer allows plenty of organizational room & interior access to garage before stepping into traditional layout with distinct spaces, featuring hardwood flooring, neutral base walls colours with popping accents & decorative crown moulding. Spacious open concept living & dining space set against charming bay window. Kitchen boasts crisp white cabinetry paired with gleaming granite countertops, white subway tile backsplash and large eat in area. Direct access through patio doors to fully fenced backyard with brick patio, generous storage shed & shaded by beautiful leafy trees - truly feels private for relaxing, entertaining & play. On the second level are all 3 bedrooms including spacious primary bedroom with 4-piece ensuite & walk in closet + additional full bathroom. Finished basement with recreation room creates additional living area with wood burning fireplace to enjoy.

Hunt Club Park

Located in popular Hunt Club Park, steps from extensive network of walking trails, connected parks & Conroy Pit, with plenty of nearby schools & shopping/dining options including South Keys Mall. Easy commute throughout the city, close to 417 & great transit connection just down the road + South Keys Station.



Inclusions

- Appliances: stainless steel stove, refrigerator, dishwasher (2021), microwave/hoodfan
- Washer & dryer, all light fixtures, bathroom mirrors, window coverings, built-in shelving affixed to walls, auto garage door opener & remote, stainless steel BBQ, storage shed

Exclusions

- BBQ, basement freezer, secondary refrigerator
 - NOTE: Induction stove currently in home to be removed and replaced with used and in good working order glass top stainless steel electric stove (Whirlpool - model GERC41100SS0) prior to closing

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$100/month
- Natural Gas: \$120/month
- Water/wastewater: \$60/month
- Hot Water Heater, Rental (Enercare): \$23/month
- Property taxes \$3,825/2023



Wonderful Townhome

- End unit townhome on sprawling corner lot
- Perfectly suited for both family life & young professionals inside & out
- Pull up to lovely home on oversized lot peppered with mature trees providing beauty & privacy
- Single car garage
- Parking for 3
- Interior access to garage
- Hardwood flooring
- Neutral base walls colours with popping accents
- Decorative crown moulding
- Finished basement with recreation room creates additional living area with wood burning fireplace to enjoy on cozy nights in



Traditional Layout

- Wide open foyer allows plenty of organizational room
- Open concept living & dining space promotes quality time & family togetherness set against charming bay window
- Spacious kitchen placed at the back of home
 - Crisp white cabinetry
 - Gleaming granite countertops
 - White subway tile backsplash
 - Undermount sink with handsfree gooseneck faucet
 - Large eat in area
- Direct access through patio doors to fully fenced backyard
- Perched quietly on the second level is an additional full bathroom, well sized to comfortably care for kids at bath time, and all 3 bedrooms
- Spacious primary bedroom with 4-piece ensuite & walk in closet



Home Features & Systems

approximate ages

- Built by Iber Homes, Amherst model in 1988
- Roof, Asphalt Shingles, 2010
- Furnace, Forced Air - Natural Gas, 2010
- Central Air Conditioning, 2017
- Municipal City Water
- Fireplace - Wood Burning
 - WETT Certified
- Single Attached Garage with interior access

Backyard Oasis

- Perfectly landscaped providing secluded backyard refuge
- Limited sightlines to and from neighbours' yards
- Brick patio
- Generous storage shed
- Shaded by beautiful leafy trees
- Feels like a private nature reserve
- Perfect for relaxing, entertaining & 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



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.

