



For Sale

#89-3415 Uplands Drive

 **Hunt Club**

 **2 + 1**

 **2**

 **1**

Charming and spacious row home centrally located in Hunt Club with covered car port & private backyard. Great opportunity to get into home ownership, or to expand an investment portfolio.

Welcoming foyer with double closet for storage and organization. A few steps up leads into main floor with excellent open layout, generous room sizes, laminate flooring, & accent wall colour. Open concept living & dining with direct access to fully fenced private backyard with wood deck & stone patio. Big bright windows allowing plenty of natural sunlight into home. Fresh kitchen boasts huge amounts of storage in classic white cabinetry, dark counter tops and modern stainless steel appliances. Second floor hosts 2 well-proportioned bedrooms, full bathroom and ample storage including linen closet. Light & airy lower level with large windows features full bathroom, laundry, third bedroom and sizeable recreation room.

Enjoy the perks of low maintenance condo living – minimal yard maintenance & snow removal.

Hunt Club

Perfectly situated near many parks, shops & restaurants. Close to airport, transit & prestigious Ottawa Hunt & Golf Club with quick access to downtown.



Inclusions

- Kitchen appliances: hood fan, refrigerator (2022), stove (2023), dishwasher (2023)
- Washer (2021), dryer (2008), window blinds, bathroom mirrors, built-in shelving affixed to walls, hot water heater

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$130/month
- Property taxes: \$2281/2023



Charming Row Home

- Spacious row home
- Centrally located in Hunt Club
- Covered car port
- Fully fenced private backyard with wood deck and stone patio
- Welcoming foyer with double closet for storage and organization
- Main floor with excellent open layout, & generous room sizes
- Laminate flooring throughout with pop of red accent wall colour
- Big bright windows allowing plenty of natural sunlight
- Open concept living, dining & kitchen

Spacious Layout

- Fresh kitchen boasts huge amounts of storage
 - Classic white cabinetry
 - Dark counter tops
 - Modern stainless steel appliances
- Second floor hosts 2 well-proportioned bedrooms, full bathroom and ample storage including linen closet
- Light & airy lower level with large windows features
 - full bathroom
 - laundry
 - third bedroom
 - sizeable recreation room



Home Features & Systems

approximate ages

- Home Built - 1979
- Municipal City Water
- Hot water heater, owned - 2013
- Baseboard heating, electricity
- Roof, asphalt shingles
- Covered car port
- Fully fenced backyard

Condo Management

approximate amount

- Condominium #109 managed by:
 - Imogest Property Management Inc
 - 819-246-3902
- Fee: \$675/month
- Fee includes:
 - Building insurance
 - Caretaker
 - Management fee
 - Water/wastewater
 - Snow removal
 - Garbage removal



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

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