




*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

Located on a quiet crescent in an idyllic family neighbourhood. Close to many schools, shopping, services & parks including the Greenbelt, with easy access to new HWY 417 Hunt Club exit & 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 boasting great natural light through western exposed windows and 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

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