




*For Sale*

# 440 White Arctic

 **Half Moon Bay**

 **3**

 **3**

 **21.33' x 83.66'**

 **3**

Immaculate, well-upgraded townhome in desirable community exudes elegant yet carefree & friendly feel. Shows like a model home - easy flow between open light-filled rooms adorned by clean white walls matched with rich dark hardwood floors, delicate millwork details, smooth ceilings, recessed pot lighting & tastefully chosen finishes. Main level features living area anchored by electric fireplace with modern light wood mantel, stunning white stone surround & custom built-in shelving + formal dining room, powered room & bonus den - ideal for home office or versatile flex space. Dream kitchen boasts modern white cabinetry with ample pantry storage, granite countertops, large corner island with seating for 4, undermount lighting & upgraded stainless steel appliances. Second level hosts spacious primary bedroom retreat with walk in closet & ensuite bath with elongated vanity, as well as 2 additional bedrooms, full bathroom and conveniently located laundry. Single car garage + expanded driveway provides parking for 3 & fully fenced backyard with large stamped concrete patio offers minimal maintenance landscaping.



# Half Moon Bay

Great neighbourhood – steps to schools, parks, walking trails, recreation centre & more. Close to shopping & easy access to highway 416.



## Inclusions

- Kitchen appliances (2014): refrigerator, stove, dishwasher, microwave/hood fan
- Washer & dryer (2014), all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, external natural gas hookup, wall mounted TV (in family room)

## Approximate Utility Costs

- Natural Gas (Enbridge): \$68/month
- Electricity (Hydro Ottawa): \$75/month
- Hot Water Heater, Rental (Reliance): \$64/month
- Water/wastewater: \$100/month
- Property taxes \$3,852/2024



## *Immaculate* Townhome

- Built by Mattamy, Majestic model
- Well-upgraded townhome
- Exudes elegant yet carefree & friendly vibe
- Shows like a model home
- Easy flow between open, light-filled rooms
- Clean white walls
- Rich dark hardwood flooring
- Delicate millwork details
- Smooth ceilings
- Recessed pot lighting
- Tastefully chosen finishes
- Single car garage
- Expanded driveway
- Fully fenced backyard with large stamped concrete patio offers minimal maintenance landscaping



## *Modern* Style

- Main level features wonderful living area anchored by electric fireplace with modern light wood mantel, stunning white stone surround & custom built-in shelving
- Elegant formal dining room
- Bonus den - ideal for home office or versatile flex space
- Dream kitchen
  - Modern white cabinetry
  - Ample expanded pantry storage
  - Granite countertops
  - Large corner island with seating for 4
  - Undermount lighting
  - Upgraded stainless steel appliances
- Second level hosts full bathroom, conveniently located laundry, & great sized bedrooms
  - Primary retreat with walk in closet & ensuite with elongated vanity



## Home Features & Systems

\*approximate ages\*

- Built in 2014
- Roof, Asphalt Shingles, 2014
- Furnace, Forced Air - Natural Gas
  - Nest thermostat
- Central Air Conditioning, 2022
- Brick & Siding Exterior
- Municipal City Water
- Single Attached Garage with Interior Access
- Fireplace - Electric
- Fenced backyard



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

**Natalie McGuire**

Sales Representative

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