



For Sale

756 Cappamore Drive



**Quinn's Pointe,
Half Moon Bay**



4



3



36.32 ft x 91.64 ft



4

Exquisite, highly updated & spacious single-family home, showcasing quality materials & high-end finishes! Attention to detail & meticulous maintenance evident inside & out - open layout with defined spaces bathed in natural light, rich hardwood floors, crisp neutral walls, + stylish light fixtures, luxury window coverings, & designer wallpaper. Sunny foyer provides space to settle in, while formal dining room makes immediate impression with dramatic dark ceiling. Family room anchored by gas fireplace surrounded in striking tile, overlooks beautiful modern kitchen adorned with sand coloured cabinetry, bright quartz countertops, premium appliances, centre island with seating + large eat in area. Access from mudroom to oversized heated & insulated double car garage. Up the elegant hardwood staircase, a cozy loft offers a quiet space for a home office or reading nook. Primary suite with walk-in closet & spa inspired ensuite bath. Three additional bedrooms, second full bath + finished laundry. Thoughtfully designed, unfinished basement - durable epoxy flooring & large windows creating a clean space for hobbies, recreation, & plenty of storage. Enjoy the backyard oasis - durable low maintenance PVC fencing, walk out deck, large stone patio + gazebo.

Half Moon Bay

Set in a friendly & vibrant community, steps to parks, schools & ample options for sport & recreation! Established yet growing community offers great proximity to shopping & dining with even more to come. Transit connected & quick drive to HWY 417 for easy commuting.



Inclusions

- Kitchen appliances: stove (2015), refrigerator (2015), dishwasher (2015), hoodfan (2022)
- Washer & dryer (2015), light fixtures, window coverings, bathroom mirrors, automatic garage door opener & remote, gazebo, audio hookup, garage heater

Exclusions

- Central built-in vacuum, home theatre audio cables, basement storage wall mount, garage storage wall mount, garage flooring - Swisstrax, microwave, TV mounts, hot tub and all related electrical - JFI/Breaker/Wires

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$154/month
- On Demand Hot Water Heater, Rental (Enercare): \$51/month
- Natural Gas (Enbridge) \$90/month
- Water/wastewater: \$60/month
- Property taxes: \$5,848/2024



Exquisite Family Home

- Highly updated with quality materials & high-end finishes
- Attention to detail & meticulous maintenance both inside & out
- Open layout with distinctly defined spaces
- Bathed in natural sunlight
- Feature walls boasting high-quality wallpaper in designer patterns
- Rich hardwood flooring
- Crisp neutral wall colours
- Stylish light fixtures
- Luxury window coverings
- Sunny foyer provides ample space to settle in
- Formal dining room makes immediate impression with dramatic dark painted ceiling
- Family room situated at back of home
 - Anchored by gas fireplace surrounded in striking tile
- Access from mudroom to garage
- Oversized heated & insulated double car garage
 - Including upgraded insulated garage door for year-round comfort
- Backyard oasis created with relaxation in mind
 - Durable low maintenance PVC fencing
 - Walk out composite deck
 - Large stone patio with space for alfresco lounge
 - Dining under 10x10 gazebo



Sophisticated Design

- Beautiful modern kitchen
 - Warm sand coloured cabinetry with contrasting hardware
 - Bright quartz countertops
 - Premium stainless steel Bosch appliances
 - Modern & sleek tilework
 - Centre island with seating
 - Double basin undermount sink with gooseneck faucet
 - Large eat in area with direct access to yard
- Elegant hardwood staircase leading to top level
 - Cozy loft offering a quiet space for home office or reading nook
 - Full bathroom
 - Convenient & finished laundry room
 - Four bedrooms
 - Primary bedroom suite offers retreat in itself with walk-in closet & spa inspired ensuite bathroom boasting double vanity, soaker tub & separate shower
- Thoughtfully designed unfinished basement
 - Durable epoxy flooring
 - Large windows creating a clean space for hobbies
 - Recreation area
 - Plenty of storage



Home Features & Systems

Approximate ages

- Built by Minto, Fitzroy 2.0 model, 2021
- Furnace, forced air - natural gas, 2021
- Central air conditioning, 2021
 - Lennox AC 16 SEER
- Roof, asphalt shingles, 2021
- Windows & doors, 2021
- On demand hot water heater, (rental) 2024
- Municipal City Water
- Eavestroughs installed
 - 3 Fold gutter
- Mix of engineered hardwood & carpeted flooring
- Natural gas fireplace
- Exterior brick, stone & siding
- Poured concrete foundation



Upgrades & Improvements

- Throughout Home
 - Blinds
 - Wi-Fi smart dimmers
 - Candice Olson paper walls
 - Painted doors
- Finished Garage
 - Mud & paint
 - 220 heating plug
 - Heater
 - Garage door opener
 - Insulated garage door
- Front Entry
 - Cellular shades
 - Wardrobe shelves
 - Programmable timer light switch
- Mud Room
 - Motion sensor switch
- Great Room
 - Fireplace wall
 - Audio hookup
- Dining Room
 - Monza Chandelier
 - Painted ceiling
- Kitchen
 - Bosch appliances
 - MOEN faucet
 - Water line for fridge
 - Broan-Nu Tone Range-Hood 650 CFM
- Eat-in Breakfast Area
 - Newton Chandelier
- Primary Bedroom
 - Blackout roller shade
 - Curtain
- Ensuite
 - Dual towel hanger
- Laundry Room
 - Washer / dryer
 - Cabinet
 - Bamboo shelves
- Unfinished Basement
 - Floor seal
- Exterior
 - Driveway sealer
 - Front & backyard interlock
 - Composite Patio
 - 10 x 10 Gazebo
 - PVC Fencing - FenceScape 6" Bufftech
 - 3 Fold Gutter
 - A/C



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

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