



For Sale

25 Fox Hunt Ave

Built by Campeau as the Clarendon model, the home has been thoughtfully updated by Astro Design Inc. while still retaining its original charm and architectural detail. Long covered front entry with double doors leads into a spacious foyer with ample room to welcome guests and keep organized, while offering a beautiful view of the curved hardwood staircase. Main & second levels are entirely carpet-free, showcasing dark hardwood floors, modern light fixtures & abundant natural light. Open-concept living and dining rooms feature a large bay window, crown moulding and grand proportions that make entertaining effortless. Kitchen blends classic white cabinetry with dark granite countertops, offering excellent storage, generous prep space, a peninsula island & a sunny eat-in area overlooking the backyard. Family room complete with custom built-in bookcases framing a brick-encased wood-burning fireplace and a wet bar, creating refined lounge vibes. Upstairs begins with a spacious open loft that can easily be converted into a fourth above-grade bedroom, consistent with the original floorplan. Primary suite is truly impressive, featuring grand double doors, sized for a king bed with sitting area, large bay window and a spa-inspired ensuite bath & generous walk-in closet. Fully finished lower level offers an expansive recreation room that is wide open and large enough to accommodate multiple functional zones. Bonus separate quiet bedroom or home office and brand-new carpeting enhances the entire basement. Backyard is designed for low maintenance and privacy, bordered by tall hedges and centred around a large stone patio.



Hunt Club



4



3



60' x 100'



9

Hunt Club

Highly desirable central neighbourhood offers a standard of living that reflects a special era of homebuilding - impressive homes, expansive lots & classic design throughout. Unbeatable location for any lifestyle. Minutes from the Hunt Club Golf Course, Mooney's Bay Beach, parks, recreation facilities, shopping, & everyday conveniences. Easy access to transit & a short drive to the Ottawa International Airport for effortless commuting & travel.



Inclusions

- Kitchen appliances: refrigerator (2023), stove (2015), dishwasher (2018), microwave/hood fan (2025)
- Washer & dryer (2016), All light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, external natural gas hookup, wet bar

Approximate Costs

- Natural gas (Enbridge): \$132/month
- Electricity (Hydro Ottawa): \$107/month
- Hot water heater (Enecare): \$32/month
- Water/wastewater: \$54/month
- Property taxes \$8,148/2025

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, the property is being sold through an Estate Sale and sold 'as-is, where is' condition without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



Elegant Family Home

- Built by Campeau in the Clarendon model
- Thoughtfully updated by Astro Design Inc.
- Retaining original charm & architectural detail
- Long covered front entry with double doors sets the tone
- Spacious foyer with ample room to welcome guests & stay organized
- Gorgeous curved hardwood staircase
- Main & second levels are entirely carpet-free
- Rich dark hardwood floors
- Modern light fixtures
- Abundant natural light throughout
- Open-concept living & dining rooms
 - Large bay window
 - Crown moulding
 - Grand proportions that make entertaining effortless
- Welcoming kitchen
 - Classic white cabinetry
 - Dark granite countertops
 - Excellent storage
 - Generous prep space
 - Peninsula island
 - Sunny eat-in area overlooking the backyard
- Gorgeous family room flowing seamlessly off the kitchen with refined lounge vibes
 - Custom built-in bookcases
 - Brick-encased wood-burning fireplace
 - Separate wet bar with storage



Classic Design

- Powder bathroom, mudroom & laundry area, and an expansive shower room complete the main level
- Spacious open upper loft can easily be converted into a fourth above-grade bedroom, consistent with the original floorplan
- Impressive Primary bedroom suite
 - Grand double doors & large bay window
 - Sized for a king bed & a sitting area
 - Spa-inspired ensuite bathroom
 - Extra-large walk-in shower, double sinks & beautiful white & grey finishes
 - Could consult Astro Design Inc. to install second bank of drawers in lieu of accessible sink
 - Generous walk-in closet
- Two additional bedrooms
- Well-appointed full bathroom with double sinks and a distinctive retro blue tub and tile combination
- Fully finished lower level
 - Expansive recreation room that is wide open & large enough to accommodate multiple functional zones (home theater, games room, gym, etc.)
 - Bonus separate quiet bedroom or home office
 - Brand-new carpeting
- Low maintenance, private backyard
 - Centred around a large stone patio
 - Bordered by tall hedges
 - Perfect for relaxing or entertaining in a serene setting



Home Features, Systems & Upgrades

Approximate ages

- Built by Campeau, Clarendon model, 1978
- Central air conditioning, 2019
- Furnace, forced air - natural gas, 2019
 - Serviced, 2024
- Roof, asphalt shingles, 2013-2019
 - New garage roof & general repairs
- Brick, stucco & wood exterior
- Poured concrete foundation
- Triple attached garage with interior access
- Municipal city water
- Fireplace - wood burning
 - Cleaned, 2014
 - Not used since
- Windows
 - Upstairs office area, 2015
 - Ensuite Bathroom
 - Bedrooms 1 & 2, 2015
 - Completed by Siberwood Builders and Marlboro windows
- Kitchen renovation, 2011
- Hardwood floors, 2010
 - Installation on second floor, living/dining rooms, 2017
- Hardwood, carpet, laminate & tile flooring
- Granite countertops
- Custom blinds
 - Family room, 2017
 - Primary & front corner bedroom, 2018
- Custom built-in bookcase (BJM Inc.), 1997
- Main floor shower & laundry room, 2016
 - Completed by Astro Design Inc. and Siberwood Builders
- Powder & primary ensuite bathroom, 2014
 - Completed by Astro Design Inc.
- Backyard stones, 2017
- Driveway sealed, 2025



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

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