




For Sale

19 Inverkip Avenue

 Hunt Club Park

 2 + Loft

 2

 19.72' x 115.55'

 3

Updated and filled with natural light, this townhome stands out with its living space, functional loft layout and well-designed low maintenance lot with no rear neighbours. Sunken front entry creates a welcoming introduction and space to settle in. Formal dining area leads into the living room, where sloped ceilings rise 2 full storeys, dramatic 1.5-storey wall of windows anchored by a cozy gas fireplace overlooks the backyard. Kitchen is nicely connected to the dining & living area - updated with timeless finishes including clean white shaker-style cabinetry, white subway tile backsplash, sleek appliances, walk-in pantry and an eat-in area. Loft overlooks the living room and works beautifully as a home office, reading area or flex space. Primary bedroom features hardwood flooring and a walk-in closet with natural light. Second bedroom a full bathroom complete the level. Fully finished basement adds functional living space, complete with built-in shelving. Major mechanicals have been well cared for, with the A/C, furnace and fireplace all serviced yearly. Landscaped for both relaxing & entertaining, the backyard is fully fenced with no direct rear neighbours. Huge newly built two-tiered deck (2025) with built-in bench seating, raised garden beds and a storage shed. Backing toward an environmental protection area with mature trees beyond, the setting creates a much more open and private feel.



Hunt Club Park

Set in a well-established neighbourhood offering quick access to parks, schools, recreation facilities, everyday shopping & major commuting routes. Nearby walking trails & green spaces provide excellent outdoor access, while South Keys, Hunt Club Road, & Bank Street place restaurants, cafés, grocery stores & amenities just minutes away. Greenboro LRT & Transitway station also nearby, making commuting across the city simple & convenient.



Inclusions

- Kitchen appliances: refrigerator x 2, stove, dishwasher, hood fan, freezer
- Washer & dryer, all light fixtures, window blinds, window curtains, bathroom mirrors, automatic garage door opener & remote, storage shed, hot water heater

Approximate Utility Costs

- Natural gas (Enbridge): \$82/month
- Electricity (Hydro Ottawa): \$104/month
- Water/wastewater: \$53/month
- Property taxes \$4,182/2025



Updated Townhome

- Thoughtfully updated townhome
- Filled with natural light
- Low maintenance lot
- No rear neighbours
- Strong curb appeal
 - Set behind beautifully landscaped front gardens
 - Predominantly brick façade
- Sunken front entry creates a welcoming introduction and space to settle in
- Main living spaces thoughtfully positioned toward the rear of the home
- Formal dining area
- Bright living room
 - Sloped ceilings rise 2 full storeys
 - Dramatic 1.5-storey wall of windows overlooking the backyard
 - Cozy natural gas fireplace
- Updated and connected kitchen
 - Ideal for entertaining without having prep space fully on display
 - Timeless finishes
 - Clean white shaker-style cabinetry
 - White subway tile backsplash
 - Sleek appliances
 - Walk-in pantry
 - Eat-in area for casual meals
- New lighting throughout the home adds a fresh, cohesive feel across the space



Welcoming Layout

- Spacious upper level layout
 - Loft overlooking the living room below works beautifully as a home office, reading area, or flex space
 - Primary bedroom sits at the front of the home, features hardwood flooring and a walk-in closet with natural light
 - Well-sized second bedroom
 - Full bathroom offering a corner soaker tub and a separate shower
- Fully finished basement
 - Added functional living space
 - Built-in shelving
 - Major mechanicals have been well cared for, with the A/C, furnace, and fireplace all serviced yearly
- Fully fenced backyard
 - Thoughtfully landscaped
 - No direct rear neighbours
 - Huge two-tiered deck with built-in bench seating
 - Raised garden beds
 - Storage shed
 - Backing toward an environmental protection area with mature trees beyond
 - Setting creates an open & private feel



Features, Systems & Updates

approximate ages

- Built in 2002
- Furnace, forced air - natural gas, 2021
- Central air conditioning
- Fireplace - natural gas
- Roof, asphalt shingles, 2018
- Hot water heater (owned), 2019
- Kitchen updates, 2019
 - Countertop, backsplash, front of cabinets, flooring, pot lights, light fixture in eat-in area
- Loft & primary bedroom fan/light, 2026
- Dining room light fixtures
- Hardwood, carpet & tile flooring
- Laminate countertops
- Poured concrete foundation
- Municipal city water
- Siding & brick exterior
- Two tiered back deck, 2025
- Back fence, 2024
- Single attached garage with interior access

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, 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.



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

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