



*For Sale*

# 126 Solera Circle

 **Hunt Club Park**

 **2 + 1 & Den**

 **3**

 **44.31' x 98.1'**

 **4**

Beautifully maintained bungalow set on a desirable lot pairs single-level living with a truly exceptional setting. With no rear or right-side neighbours and lush forest views in both directions, the home enjoys privacy & natural beauty. Striking curb appeal with peaked rooflines, intricate architectural details, interlock driveway, double garage, covered front sitting area, and a professionally landscaped low-maintenance yard. Front den off bright foyer offers an ideal space for a home office. Main living area features soaring ceilings and an open-concept design centred around spectacular forest views. Kitchen is finished with rich cherry cabinetry, warm granite countertops, under-cabinet lighting and a large centre island. Moving naturally into the spacious dining area, the living room is framed by a wall of windows overlooking the trees & anchored by a cozy gas fireplace. Each bedroom offers direct access to its own full bathroom. Primary suite featuring tranquil forest views, tray ceiling, sizeable walk-in closet and a spa-inspired ensuite bath. Fully finished basement, completed by the builder, boasts a spacious recreation room, while a third bedroom & full bathroom with double sinks create excellent guest accommodations. Backyard offers exceptional privacy with a stone patio overlooking lush greenery and surrounding forested parkland.





# Hunt Club Park

Fantastic location! Pathway entrance just a short walk away that connects to kilometres of trails winding through parks & greenspace. Nearby community centre offers a library, fitness programs, activities & events + close proximity to multiple golf courses. Shopping & dining options at South Keys & Hunt Club. Well connected to transit & easy commuting downtown!

## Inclusions

- Appliances: refrigerator (2008), stove (2008), dishwasher (2025), microwave (2020), hood fan (2008), basement refrigerator (2008), washer & dryer (2008)
- All light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, alarm system, auto garage door opener & remote, central built-in vacuum & attachments, external natural gas hookup, pool table & accessories, stand-alone bar & two bar stools, Precor treadmill, Weber BBQ, metal & fabric patio furniture (6-foot table, 6 matching chairs)

## Approximate Utility Costs

- Natural gas (Enbridge): \$80/month
- Electricity (Hydro Ottawa): \$99/month
- Water/wastewater: \$61/month
- Hot water heater, rental - Enercare: \$46/month
- Property taxes \$8,207/2026

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.



## Semi-Detached Bungalow

- Beautifully maintained Larco-built Hermitage bungalow
- Original owners
- Smoke & pet free home
- Easy single-level living
- Truly exceptional setting
  - No rear or right-side neighbours
  - Lush forest views in both directions
  - Home has a level of privacy & natural beauty that is difficult to find
- Striking curb appeal
  - Peaked rooflines
  - Intricate architectural details
  - Stunning interlock driveway
  - Double car garage
  - Covered front sitting area
  - Professionally landscaped low-maintenance yard
- Quality craftsmanship
- Crown moulding
- Upgraded doors
- Light neutral walls
- Minimum 9-foot ceilings throughout main level
- Hardwood flooring throughout main level
- Ceramic tile in entries & bathrooms
- Front den off the bright foyer offers an ideal space for a home office
- Main living area features soaring ceiling & an open-concept design centred around spectacular forest views
- Convenient main-level laundry room with storage



## Thoughtful Updates

- Elegant Kitchen
  - Rich cherry cabinetry
  - Warm granite countertops
  - Under-cabinet lighting
  - Extensive storage upgrades
  - Large centre island with overhang seating
- Spacious dining area
- Living room framed by a wall of windows overlooking the trees & anchored by a cozy gas fireplace
- Each bedroom offers direct access to its own full bathroom
- Relaxing primary bedroom suite
  - Tranquil forest views through bay window
  - Tray ceiling
  - Sizeable walk-in closet
  - Ensuite complete with double sinks, glass shower & quality finishes
- Basement development completed by the builder
  - Spacious recreation room
  - Built-in shelving
  - Third bedroom
  - Full bathroom with double sinks
- Backyard offering exceptional privacy
  - Stone patio overlooking lush greenery
  - Uninterrupted views of the surrounding forested parkland
  - With only one adjoining neighbour, the setting feels remarkably secluded





## Features, Systems & Updates

\*approximate ages\*

- Built by Larco, 2008
  - Hermitage model
- Roof - fibreglass shingles, 2008
  - 40-year self-sealing (complete with one layer of felt paper)
- Furnace, 2013
  - Forced air - Natural Gas
- Central air conditioning, 2015
  - Large capacity
- Hot water heater, 2020
  - Enercare, rental
- Wiring, 100 amp service with breaker panel
- Poured concrete foundation
- Brick & Wood siding exterior
  - 25 year composite pre-finished wood siding
- Fireplace, natural gas
- EnergyStar environmental standard
- Hardwood, carpet, ceramic tile & cork flooring
- Granite & laminate countertops
- 8.5 ft ceiling in finished basement
- Interlock driveway, 2020
- River-rock path along side of house
- Built-in central vacuum
- Windows, 2008
  - Window treatments by Hunter Douglas
    - Plantation-style shutters, den & primary ensuite
    - Silhouette blinds, living room
    - Honeycomb blinds, bedrooms & basement recreation room
- Doors, 2008





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

## **Natalie McGuire**

Sales Representative

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