



For Sale

458 White Arctic



Half Moon Bay



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28.15' x 83.66'



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Exceptionally well-maintained and move-in ready, this end-unit townhome combines thoughtful design, stylish finishes and bright welcoming spaces in one of Barrhaven's most family-friendly communities. Lovely gardens, an interlock walkway and a covered front porch with a comfortable sitting area create inviting curb appeal. Sunken front foyer opens to the open-concept main level, where large well-positioned windows, smooth ceilings, recessed lighting, California shutters, and a neutral palette create a clean, contemporary feel. Kitchen anchors the space with classic white cabinetry, a neutral tile backsplash, light quartz countertops, stainless steel appliances & upgraded storage. Extended peninsula with a raised breakfast bar provides generous seating and workspace while overlooking the dining area & living room anchored by an electric fireplace. Three well-proportioned bedrooms provide comfortable accommodations for families of all sizes. Primary suite features a walk-in closet and a beautifully finished ensuite bathroom designed with everyday comfort in mind. Two additional bedrooms share a spacious full bathroom, while second-floor laundry adds practical convenience. The backyard offers a wonderful extension of the living space, featuring a stone patio, grassy area for children or pets, and a privacy wall that creates a comfortable setting for outdoor dining, relaxing, or gardening.



Barrhaven

Located in the heart of Half Moon Bay, residents enjoy easy access to parks, schools, trails, recreation facilities & everyday amenities. Community features a huge network of playgrounds, splash pads, sports fields, skating rinks & green spaces, while the Minto Recreation Complex & Jock River corridor offer even more opportunities for outdoor enjoyment. Barrhaven Marketplace, Costco, restaurants, cafés, & grocery stores are all nearby. Well connected by transit, commuting throughout the city is simple & convenient.



Inclusions

- Kitchen appliances: refrigerator (2015), stove (2015), dishwasher (2015), hood fan
- Washer & dryer (2016), all light fixtures, window shutters, bathroom mirrors, automatic garage door opener & remote, central built-in vacuum, hot water heater

Exclusions

- Curtains, basement freezer, TV & mount in living room

Approximate Utility Costs

- Natural gas (Enbridge): \$95/month
- Electricity (Hydro Ottawa): \$115/month
- Water/wastewater: \$100/month
- Property taxes \$4,000/2026



End-Unit Townhome

- Located in one of Barrhaven's most family-friendly communities
- Exceptionally well-maintained
- Completely move-in ready
- Stylish finishes
- Inviting curb appeal
 - Lovely gardens
 - Interlock walkway
 - Parking for three vehicles
 - Covered front porch with a comfortable sitting area
- Sunken front foyer
- Open-concept main level
- Large, well-positioned windows
- Smooth ceilings & recessed lighting
- California shutters
- Neutral colour palette
- Clean, contemporary feel throughout
- Kitchen anchoring the space
 - Classic white cabinetry
 - Neutral tile backsplash
 - Light quartz countertops
 - Stainless steel appliances
 - Upgraded storage
 - Extended peninsula with a raised breakfast bar

Thoughtful Design

- Comfortable dining area
- Living room anchored by an electric fireplace
- Three well-proportioned bedrooms provide comfortable accommodations
 - Primary suite featuring a walk-in closet & beautifully finished ensuite bathroom designed with an oversized glass walk-in shower & extended vanity
 - Spacious full bathroom with a tub & shower combination
 - Second-floor laundry adding practical convenience
- Backyard offering a wonderful extension of the living space
 - Stone patio
 - Grassy area for children or pets
 - Privacy wall that creates a comfortable setting for outdoor dining, relaxing or gardening



Features, Systems & Updates

approximate ages

- Built by Mattamy in 2015
- Furnace, forced air - natural gas, 2015
- Roof, asphalt shingles, 2015
- Windows & doors, 2015
- Central air conditioning, 2016
- Hot water heater - owned, 2015
- Fireplace - natural gas
- Copper wiring
- Poured concrete foundation
- Municipal city water
- Siding & brick exterior
- Single attached garage with interior access
- Laminate, carpet & tile flooring
- Quartz countertops
- Pot-lights x 8 on main floor
- Smooth ceilings on main floor
- Black out blinds (primary bedroom)
- California shutters (main floor)
- Garage & front door key lock upgrade
- Extra safety lock on back door
- Upgraded kitchen
- Glass shower in ensuite

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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