

3364 MCCARTHY RD

Hunt Club



BUY

UNIQUE
HOMES

SELL

NANCYBENSON.COM

3 + 1 BED | 3.5 BATH



FLOOR PLANS



ROOM DIMENSIONS

ROOM

DIMENSIONS

DESCRIPTION

MAIN FLOOR

- | | | |
|---------------------|------------------|---|
| • ENTRY | • 6'11" x 8'11" | • Double Clothes Closet, Porcelain Tile, Interior Door to Double Garage |
| • LIVING ROOM | • 12'8" x 12'2" | • Laminate Floor |
| • DINING ROOM | • 16'11" x 9'0" | • Laminate Floor |
| • POWDER ROOM (2PC) | • 4'11" x 4'7" | • Sheet Vinyl Floor |
| • KITCHEN | • 11'11" x 8'8" | • Sheet Vinyl Floor, White Colonial Cabinets, stainless Steel, Fridge, Dishwasher, Microwave, /Stove + Hood Vent (Vent to exterior) |
| • EAT-IN AREA | • 11'11" x 9'1" | • Sheet Laminate Flooring, Patio to Deck & Fenced Garden |
| • FAMILY ROOM | • 18'10" x 12'7" | • Laminate Floor, Gas Fireplace |

2ND FLOOR

- | | | |
|--------------------------|-----------------|---|
| • BEDROOM | • 10'0" x 11'0" | • Wall to Wall Broadloom Soft Sand Colour Double Clothes Closet |
| • BEDROOM | • 9'11" x 13'9" | • Wall to Wall Broadloom Soft Sand Colour Triple Closet |
| • MAIN BATHROOM 4(PC) | • 9'11" x 5'3" | • Tub/Shower, Sheet Vinyl Floor, Ceramic Bath Enclosed, Long Vanity with Cabinet + Drawers Medicine Cabinet |
| • PRIMARY BEDROOM | • 16'0" x 14'6" | • Wall to Wall Broadloom |
| • WALK IN CLOSET | • 7'10" x 6'0" | • Hardwood floor - over head light |
| • ENSUITE BATHROOM (4PC) | • 8'7" x 8'2" | • Soaker Tub + Shower Sheet Vinyl Floor |
| • FAMILY ROOM/OFFICE | • 17'4" x 19'9" | • Wall to Wall Broadloom |

LOWER LEVEL

- | | | |
|---------------------|------------------|--|
| • BATHROOM 3(PC) | • 8'5" x 7'0" | • Shower, Ceramic Tile Vanity |
| • BEDROOM | • 9'4" x 10'9" | • Laminate Floor, Double Clothes Closet |
| • MEDIA ROOM | • 8'11" x 9'2" | • Laminate Floor |
| • CRAFT ROOM/OFFICE | • 8'6" x 8'10" | • Laminate Floor, Double Clothes Closet no Doors |
| • LAUNDRY | • 14'5" x 11'11" | • Ceramic Tile Floor |
| • STORAGE ROOM | • 11'3" x 7'1" | • Laminate Floor |
| • UTILITY ROOM | • 11'6" x 5'3" | • Furnace + Hot Water Tank |



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PROPERTY DESCRIPTION

Welcome to this spacious 3+1 bedroom, 3.5 bathroom Minto Aventura w Bonus Room(2003). Approx. 3,063sq. ft., (incl. finished basement) offering excellent space for a growing family. Main floor features- generous living & dining room, perfect for entertaining along w a Chef's kitchen with central island & separate breakfast area overlooking the family room (gas fireplace) —an ideal spot for family get togethers. 2nd floor -3 good sized bedrooms + primary bedroom suite w a walk-in closet, ensuite bathroom that boasts a soaker tub. This model has a "bonus room" on the 2nd floor floor that can be used as a family room /home office. More space...fully finished basement w additional bedroom, media room, office & a full bathroom, laundry room and plenty of storage perfect for the extended family. For summer enjoyment -rear garden is fenced (lots of room for children & pets to play). Some cosmetic required to reach its full potential.

DETAILS

LEGAL DESCRIPTION: LOT 10, PLAN 4M1165, OTTAWA. TOGETHER WITH AN EASEMENT PIN: 681370072.

HEATING:	Forced Air Natural Gas
COOLING:	Central Air Conditioning
PARKING:	2 Car Garage Attached
LOT SIZE:	47.57' x 73.82'
TAXES:	\$ 5,298.00/2024
BASEMENT:	Fully Finished
YEAR BUILT:	2003.
BUILDER/MODEL:	Minto/Ventura
FOUNDATION:	Poured Concrete.
RENTAL EQUIPMENT:	Hot water tank
INCLUSIONS:	Fridge, Dishwasher, Microwave, /Stove + Hood Vent (Vented to exterior)

"all chattels in as is where is condition with no warranty provided by the Seller".



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