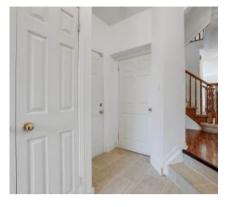
# 3364 MCCARTHY RD

### Hunt Club



















# **FLOOR PLANS**







### ROOM DIMENSIONS

#### ROOM

#### DIMENSIONS DESCRIPTION

• 6'11" x 8'11"

12'8" x 12'2"

• 16'11" x 9'0"

• 4']]" x 4'7"

• 11'11" x 8'8"

• 11'11" x 9'1"

• 18'10" x 12'7"

• 10'0" x 11'0"

• 9'11" x 13'9"

• 9'11" x 5'3"

• 16'0" x 14'6"

• 7'10" x 6'0"

#### MAIN FLOOR

- ENTRY
- LIVING ROOM
- DINING ROOM
- POWDER ROOM (2PC)
- **KITCHEN**
- EAT-IN AREA
- FAMILY ROOM •

#### 2ND FLOOR

- BEDROOM
- BEDROOM
- MAIN BATHROOM 4(PC) •
- PRIMARY BEDROOM .
- WALK IN CLOSET
- ENSUITE BATHOOM (4PC) 8'7" x 8'2" •
- FAMILY ROOM/OFFICE • • 17'4" x 19'9"

#### LOWER LEVEL

- BATHROOM 3(PC)
- BEDROOM •
- MEDIA ROOM •
- CRAFT ROOM/OFFICE •
- LAUNDRY
- STORAGE ROOM
- UTILY ROOM
- 8'5" x 7'0" • 9'4" x 10'9" • 8'11" x 9'2"
- 8'6" x 8'10"
- 14'5" x 11'11"
- 11'3" x 7'1" • 11'6" x 5'3"
- Laminate Floor
- Furnace + Hot Water Tank









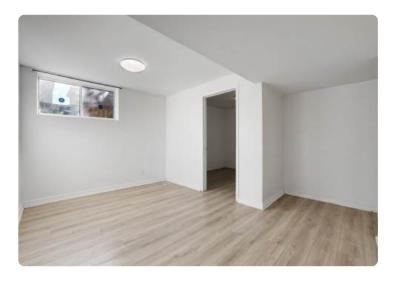
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- Double Clothes Closet, Porcelain Tile, Interior Door to Double Garage
- Laminate Floor
- Laminate Floor
- Sheet Vinyl Floor
- Sheet Vinyl Floor, White Colonial Cabinets, stainless Steel, Fridge, Dishwasher, Microwave, /Stove + Hood Vent (Vent to exterior)
- Sheet Laminate Flooring, Patio to Deck & Fenced Garden
- Laminate Floor, Gas Fireplace
  - Wall to Wall Broadloom Soft Sand Colour Double Clothes Closet
  - Wall to Wall Broadloom Soft Sand Colour Triple Closet
  - Tub/Shower, Sheet Vinyl Floor, Ceramic Bath Enclosed, Long Vanity with Cabinet + Drawers Medicine Cabinet
  - Wall to Wall Broadloom
  - Hardwood floor over head light
  - Soaker Tub + Shower Sheet Vinyl Floor
- Wall to Wall Broadloom



- Laminate Floor, Double Clothes Closet
- Laminate Floor
- Laminate Floor, Double Clothes Closet no Doors
- Ceramic Tile Floor

# 3364 MCCARTHY RD







## 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: COOLING: PARKING: LOT SIZE: TAXES: BASEMENT: YEAR BUILT: BUILDER/MODEL: FOUNDATION: RENTAL EQUIPMENT: Hot water tank INCLUSIONS:

Forced Air | Natural Gas Central Air Conditioning 2 Car Garage Attached 47.57 ' x 73.82 ' \$ 5.298.00/2024 Fully Finished 2003. Minto/Ventura Poured Concrete. 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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