

Welcome to

3407 McCarthy Road



CHELL
TEAM



Welcome to this lovely 3 bedroom home nestled in sought-after Hunt Club. Steps to Owl Park with playground, tennis courts and splashpad! A spacious living room greets you upon entry, showcasing a large picture window that fills the space with natural light and a classic fireplace with brick surround. The layout flows seamlessly into the formal dining room, creating an ideal setting for everyday living and entertaining. The kitchen provides ample cabinet and counter space and opens directly to the main-floor eating area and family room. The family room has patio door access to the backyard. Convenient main floor powder room. The primary bedroom includes a walk in closet and an ensuite bathroom. Two additional good-sized bedrooms and a 4-piece bathroom complete the second level. Basement offers a finished rec room, laundry and plenty of storage. Enjoy the beautiful east-facing backyard, beautifully landscaped with patio area. Located close to shopping, the Ottawa Hunt & Golf Club, Conroy Pit, the O-Train at South Keys, and an array of everyday amenities, this home offers both lifestyle and convenience!





MAIN LEVEL

| | |
|-------------|---------------|
| Living Room | 17'2" x 13'5" |
| Dining Room | 11'5" x 9'11" |
| Kitchen | 11'3" x 9'10" |
| Eating Area | 8'11" x 6'11" |
| Family Room | 12'2" x 10'7" |
| Bathroom | 2-piece |

SECOND LEVEL

| | |
|-----------------|---------------|
| Primary Bedroom | 17'7" x 12'0" |
| Ensuite | 4-piece |
| Bedroom | 12'5" x 11'7" |
| Bedroom | 10'3" x 8'11" |
| Bathroom | 4-piece |

BASEMENT

| | |
|-----------------|---------------|
| Recreation Room | 20'0" x 12'2" |
| Laundry Room | |

INCLUSIONS

Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Hot Water Tank, All Window Coverings, All Light Fixtures, Garage Door Opener, Fridge in Basement, Freezer in Basement, Shelving in Basement

- Roof re-shingled and eavestroughs (2023)
- Windows replaced ~ (2007)

Bedrooms: 3

Bathrooms: 3

Neighbourhood: Hunt Club

Lot Size: 58.00 ft x 96.58 ft

Year Built: 1977

Possession: TBA

Style: Detached, 2 Storey

Exterior: Brick, Siding

Parking: 2

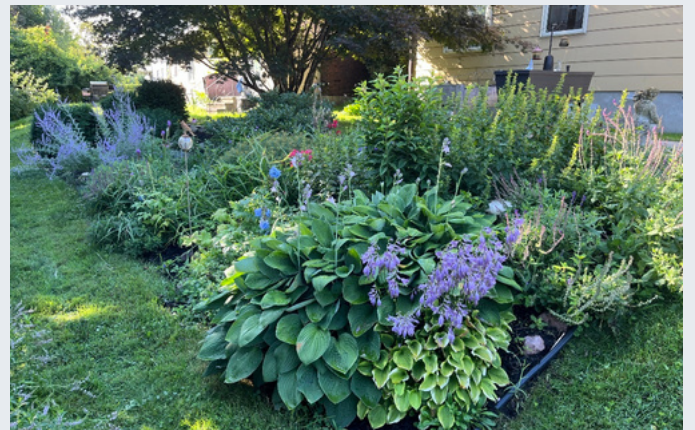
Garage: Single Car Attached

Heating: Forced Air / Natural Gas (2010)

Cooling: Central Air (2023)

Taxes: \$5,188.22 / 2025







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it's our
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