

FOR SALE



The Wright Team

73McGregorScobie.com

73 McGregor Scobie Crescent

🏠 3 BEDS | 🚿 4 BATHS



VILLAGE CREEK

Welcome to Village Creek in Arnprior! This beautifully appointed townhome enjoys easy access to amenities, and a small-town atmosphere that is rich with history and culture. Step inside this fabulous property, where you are greeted by a full-brick front façade, and side interlock pavers that extend to the charming, front covered porch.

The desirable floor plan provides plenty of space with three bedrooms, four bathrooms, and an incredible walk-out lower level that opens to the fenced backyard and patio.

The main level has an abundance of natural light, a neutral colour pallet, and hardwood floors that extend throughout the living room and dining room. The kitchen includes ample storage, stainless steel appliances, a modern glass mosaic tile backsplash, and a pass-through to the adjacent dining room. From the kitchen area, continue to the breakfast nook with a patio door to the exterior balcony.

Upstairs, you will find the primary bedroom that benefits from a walk-in closet and a 4-pc ensuite. There are also two secondary bedrooms, a full bathroom, and a family room featuring a cozy fireplace and a bay window that overlooks the front streetscape.

Conveniently located only moments to Village Creek Park, restaurants, shops, recreation, and the Highway 417 corridor.

Living Room,
Dining Room
and Kitchen





Updates & Points to Note

- Olympia Homes, Erin Model.
- 9-Ft ceilings are featured throughout the main level.
- Kitchen floor tiles (2023).
- Driveway sealing (2023).
- Interior painting (2023).
- Exterior front door handle (2023).
- Finished lower level with a spacious recreation room, and a 3-pc bathroom (2020).
- Backyard patio (2020).
- Eavestroughing (2016).
- Central air conditioner (2015).
- Pre-wired for a home alarm system.
- Rough-in for a central vacuum.
- Note: Two new screen doors have been purchased, and will be installed prior to the closing date.



Primary Suite,
Ensuite and
Additional
Bedrooms



Property Dimensions

Main Floor

Foyer: 6'10" x 7'0"
Bath: 6'10" x 3'3"
Living Room: 13'7" x 16'2"
Dining Room: 11'11" x 9'11"
Kitchen: 11'3" x 9'7"
Breakfast Nook: 8'8" x 8'11"
Balcony: 5'9" x 7'5"

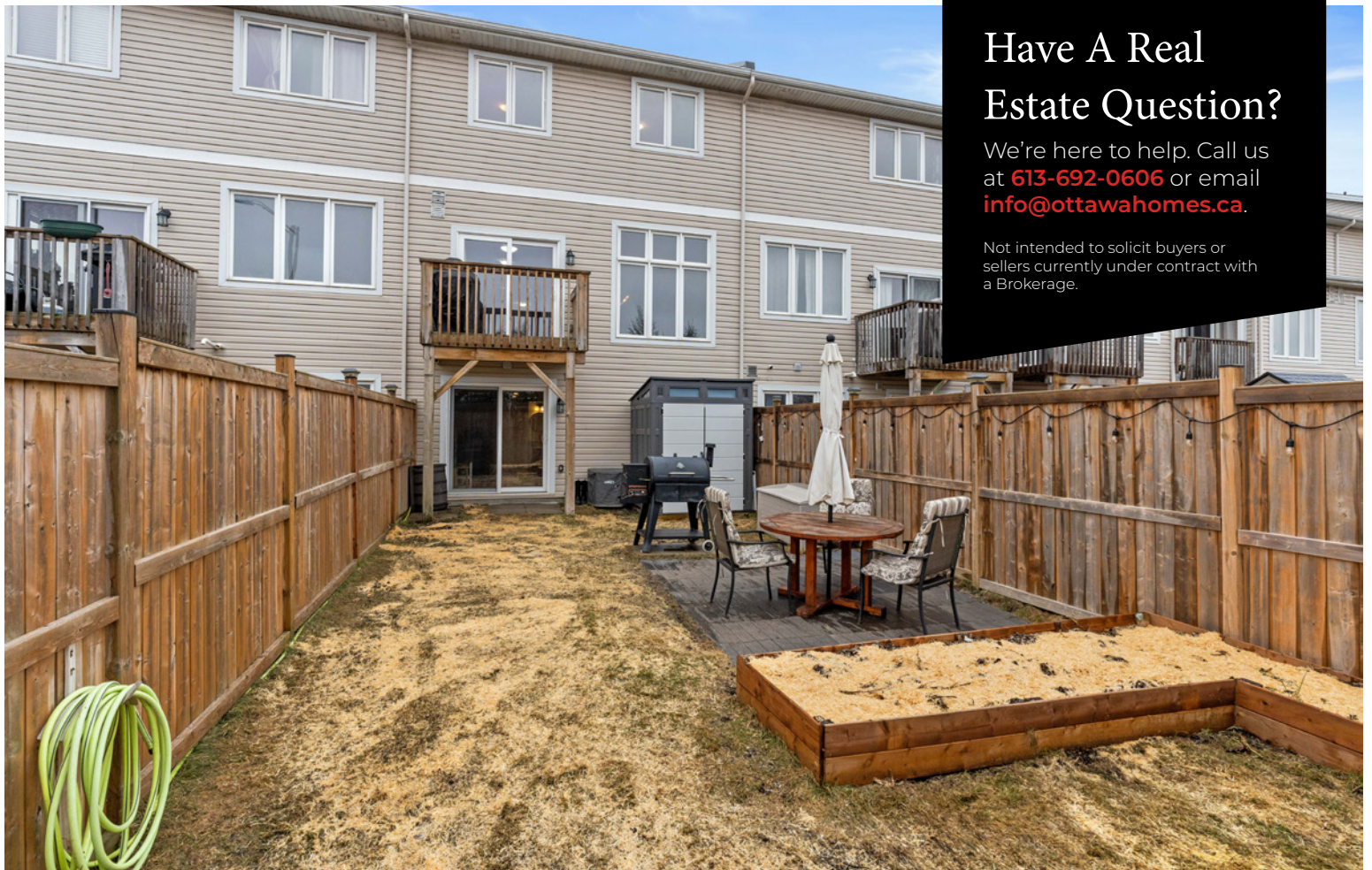
Second Level

Family Room: 16'2" x 11'10"
Primary Bedroom: 12'9" x 9'10"
Bath/Ensuite: 8'4" x 5'3"
Walk-in Closet: 5'9" x 4'3"
Bedroom: 14'10" x 8'11"
Bedroom: 14'3" x 10'5"
Bath: 7'4" x 4'10"

Lower Level

Recreation Room: 19'6" x 18'10"
Bath: 5'0" x 9'11"
Utility: 9'10" x 18'10"





Have A Real Estate Question?

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Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 3

Bathrooms: 4

Property Type: Two Storey, Townhome

Neighbourhood: Village Creek

Lot Size: 19.82 ft x 115.61 ft

Taxes/Year: \$3,794.36 / 2023

Heating: Forced Air, Natural Gas

Year Built: 2013 / Approximately

Utilities:

Approximate Hydro Expense: \$100 per month

Approximate Enbridge Gas Expense: \$130 per month

Approximate Water Expense: \$120 / Bimonthly

Inclusions:

Stove. Dishwasher. Microwave. Refrigerator. Washer. Dryer. Window coverings. Bathroom shelves & mirrors. TV brackets. TV console in the basement. Garage

door opener. Back yard storage shed. Patio furniture (chairs & table).

Exclusions:

Freezer in the basement. Televisions.

Rental Equipment:

Hot Water Tank (Reliance)

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

Wright
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