



44 ASHPARK CRES

HUNT CLUB / GREENBORO

Welcome to this beautiful 3-bedroom, 2.5 bathroom end unit townhouse offering comfort, style and privacy. The open-concept main floor features a bright and airy layout, perfect for entertaining or everyday living. The living and dining areas flow seamlessly into a modern kitchen, creating a warm, inviting space for family and friends. Upstairs, you'll find a sun-filled family room - an ideal spot to relax or work from home. The spacious bedrooms, including a primary suite with an ensuite bath, provide plenty of room for everyone. The basement has plenty of storage space, ready for your personal touch. Enjoy the peace and privacy of having no rear neighbours, along with easy access to schools, parks, shopping, and transit. A perfect blend of comfort, convenience, and location - ready for you to move in and enjoy.



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MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

613.238.2801 | robmarland.com

THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED



Property Type: Rowhome 2 Storey

Bedrooms: 3

Bathrooms: 3

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	9'3" x 16'1"
Living Room	Main	10'10" x 13'11"
Dining Room	Main	10'10" x 8'4"
Kitchen	Main	19'1" x 14'5"
Powder Room	Main	4'4" x 4'11"
Primary Bedroom	2nd	11'7" x 20'1"
Ensuite Bath	2nd	8'5" x 5'5"
Bedroom	2nd	9'8" x 11'11"
Bedroom	2nd	9'1" x 13'0"
Full Bath	2nd	4'10" x 7'10"
Family Room	2nd	11'5" x 20'3"
Utility Room	Basement	8'9" x 2'5"
Storage	Basement	7'10" x 6'7"
Storage	Basement	11'0" x 20'7"
Storage	Basement	8'9" x 21'5"

Property Information:

- 2025 Property Taxes: \$3,973.39
- Closing Date: TBD
- Lot Size: 25.69 ft x 95.01 ft

Approx Monthly Utility Costs:

- Water: ~ \$125 / bi-monthly
- Gas: ~ \$100
- Hydro: ~ \$124

Inclusions: Fridge, Oven, Cooktop, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Mounted Light Fixtures, Kitchen Island TV

Neighbourhood Highlights:

- proximity to several parks, biking trails, and schools
- close to shopping, restaurants, transit, libraries

