



mail@joansmith.com
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DIRECT: 613-762-1226

ROYAL LePAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH Broker, FRI, CMR, CRA
THE JOAN SMITH REAL ESTATE FAMILY

1508 Tanguay Court, Katimavik, Kanata

\$249,000



Mrs. Joan Smith

Broker, FRI, CMR, CRA

JOAN: 613-762-1226
LUC: 613-851-6215
VICTORIA: 613-302-2157

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Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage*



Since 1985

Since 1985

2018

see award details at www.joansmith.com

Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives

1508 Tanguay Court, Katimavik, Kanata

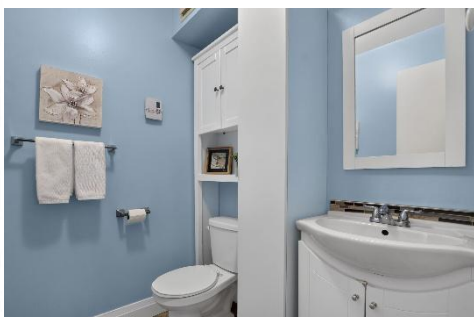
Fantastic updated bright stacked condo with open living & dining room, white kitchen, two baths, two bedrooms & in unit laundry room, is ready to move into! Private yard with gate, great for gardening and enjoying afternoons. Convenient access to storage shed and one parking space is close by. Amazing location, walk to parks down the street & shops on Hazeldean. Top schools including Katimavik Elementary, Roger Saint Denis, Holy Trinity & AY Jackson are minutes away. Plus, the Tony Graham rec complex, transit & 417 access.

Covered front porch is handy for greeting guests. Inside the tiled foyer with mirrored double closet is great for everyday storage. Steps away is the combined living and dining room with chandelier, refinished hardwood flooring and southern exposure. Wonderful rooms for entertaining and relaxing. Flat ceilings, wider baseboards and light neutral paint give a modern flair to the rooms. Two tall windows and a patio door bring in lots of natural light in and provide cross breezes.

Close by is the kitchen with updated tile flooring. Highlights include: many white cabinets with task lighting, two sets of drawers, updated tile backsplash, crown moulding and recessed lighting. All appliances are included. A convenient powder room completes the main level and it has an updated vanity, mirror, additional storage cabinet and tile flooring.

The staircase to the lower level has updated laminate flooring which continues through the hall and bedrooms. Primary bedroom is spacious and has room for a king size bed, nightstands and dressers. Two deep windows provide plenty of natural light. Overhead light is handy for evenings. Big walk-in closet is perfect for storage. The second bedroom is a good size and has a big window, double closet and an overhead light. Main bath is conveniently close by and it has an updated vanity and mirror, medicine cabinet, tile flooring and combined tub and shower with tile surround. A separate laundry and utility room has a sink and extra shelves for storage. Washer and dryer, approximately 2019, are included. There is also a storage closet under the staircase.

Whether looking for your first home or looking to simplify your lifestyle, move-in and enjoy this lovely updated condo and all the Katimavik – Hazeldean neighborhood offers.



Call

For more info...

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Main Level

Foyer:	1.66x1.00m
Living room:	3.68x3.51m
Dining room:	3.02x2.39m
Kitchen:	4.26x2.73m

Lower Level

Primary bedrm:	4.63x2.94m
Walk-in closet:	1.71x1.53m
Bedroom:	3.85x2.57m
Bathroom:	2.46x1.51m
Laundry room:	2.57x1.51m

Parking: One parking space, #89

Storage: access to half of storage shed

Condo fee: \$662.71 per month.

Includes Building insurance, Exterior of building, common area maintenance, landscaping of common areas, snow removal, visitor parking & outdoor pool.

Management Company:

iCondo Property Management
613-688-1407

General Information

Year Built:	1988 /approx
Taxes:	\$2206.71 / 2026
Foundation:	Concrete
Heating:	Electric Baseboard
Water:	Municipal
Sewer:	Connected

Legal Desc: UNIT 50, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 442 ; FIRSTLY: BLK K, PL M212; SECONDLY: PT E HALVES LT 32, CONS 11 & 12 & PT RDAL BTN CONS 11 & 12 AS STOPPED UP AND CLOSED BY BY-LAW 21-87, REGISTERED AS INSTRUMENT NO. N375070 (LT584545), PTS 1, 2, 3, 4, 5, 6, 7, 8 & 9 4R6280, AS IN SCHEDULE 'A' OF DECLARATION LT584992 ; KANATA

Included

Stove, Hood fan, Fridge, Dishwasher, Washer, Dryer, All light fixtures, All window coverings, All Drapery Rods & Tracks, Hot Water Tank

Possession Date

To be arranged

The information provided within 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.

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Highlights:

- Fantastic updated bright stacked condo with open living & dining room, white kitchen, 2 baths, 2 bedrooms & in unit laundry room. Private yard with gate & access to storage shed. 1 parking space close by.
- Convenient location, walk to parks down the street & shops on Hazeldean. Top schools including Katimavik Elementary, Roger Saint Denis, Holy Trinity & AY Jackson are all close by. Plus, the Tony Graham rec complex, transit & 417 are minutes away.
- Updated tile, hardwood (refinished) and laminate flooring throughout. Along with new wider baseboards.
- Flat ceilings & recently painted.
- Living & dining room with tall windows bring in natural light and good breezes.
- Kitchen has white cabinets, updated tile backsplash, task lighting, crown moulding.
- Powder room has updated vanity, mirror & additional storage cabinet
- Large primary bedroom with big walk-in closet
- Separate laundry & utility room with washer & dryer included (approx. 2019) & a utility sink
- All light fixtures, drapery rods & window coverings included
- Electric baseboard heaters updated, approx. 2024
- Overhead lights throughout including dining room chandelier
- Owned hot water tank, approx. 2 years
- Vinyl windows updated by Condo corporation in 2013
- Front door & siding to be updated by Condo corp.
- One parking space included, close to unit, #89
- Condo fee: \$662.71 per month. Includes Building insurance, Exterior of building, common area maintenance, landscaping of common areas, snow removal, visitor parking & outdoor pool.



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