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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

1591 Carronbridge Circle, Bridlewood Trails

\$689,900



MRS. JOAN SMITH

Broker, FRI, CMR, CRA

Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage*

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2018

*see award details at www.joansmith.com

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

1591 Carronbridge Circle, Bridlewood Trails

Lovely updated semi-detached townhome, built by Tartan, with almost 2100 square feet of living space. Located on a deep fenced lot with deck, in the family friendly neighborhood of Bridlewood Trails in Kanata South. Widened driveway with interlock for two car side by side parking and covered front porch are fantastic features. Step inside to tile foyer with walk-in closet and open plan design with living, dining, reading or office area plus 3 generous bedrooms, loft, three baths and a finished lower level. Upgraded finishing includes: tile and maple hardwood flooring on main level, stone façade on fireplace with mantel, barnboard feature wall, recessed lighting and upgraded light fixtures and more. Walk to many parks, including Kristina Kiss Park & trails. Schools, shops and amenities on Eagleson Road & Terry Fox Drive, are all close by.

Interlock step to the covered front porch, a great place to enjoy a morning coffee & greet guests. Front door with inset window, two side-lights and transom window bring the natural light into the tiled foyer. Powder room with pedestal sink, big walk-in closet and door to the garage are close by. Two steps up into the dining room, could also be a sitting or office area. Tall windows with blinds, updated light fixture, maple hardwood flooring and a soft paint colour add warmth to the room. Close by is the main living area with fireplace with stone façade and wood mantel and two windows with views of the backyard. The music area has a barnboard feature wall (could also be dining room) and a patio door providing easy access to the big deck and fenced backyard with gazebo, garden shed and western exposure.

The open plan kitchen is perfect for any chef and entertaining. It has many tall white cabinets, plenty of counter space, tile backsplash, upgraded stainless steel sink, and the stainless steel appliances are included.

Stairs with maple railing and spindles lead you to the second level with three spacious bedrooms, a loft or fourth bedroom, two baths & laundry room. Primary bedroom has light neutral décor, ceiling fan with light and crown moulding, plus two windows with views of the backyard. Walk-in closet and ensuite bath are close by. The ensuite bath has a white vanity, double shower with glass door and separate roman tub with tile surround. Two more good sized bedrooms each with double closets, tall windows and overhead lights. The main bath has a white vanity with mirror and tub shower combined with tile surround. The loft is presently used as an office and cozy reading area. It could also be made into a fourth bedroom with big window and overhead light. Completing the second level is the laundry room with washer and dryer included.

The lower level offers tremendous space for a home theatre, play and office area. Accent wall and two deep windows provide natural light into the room. There is also a room roughed-in for a bathroom and separate rooms for utilities and additional storage.

Move in and enjoy this upgraded semi-detached home with fantastic backyard and amazing location. Located on a quiet street and close to parks, shops, schools and bus service.



For more info...

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Main Level

Foyer: 2.06x1.35m
Living Rm: 3.92x3.80m
Dining Rm: 3.156x1.38m
Kitchen: 3.16x2.68m
Music/office: 3.16x1.93m
Powder rm: 1.46x1.38m
Walk-in closet: 1.53x1.38m

Second Level

Primary bedrm: 3.93x3.85m
Ensuite bath: 3.22x2.56m
Walk-in closet: 2.08x1.50m
Bedroom 2: 3.25x3.00m
Bedroom 3: 3.22x3.01m
Loft: 3.11x2.81m
Bath: 2.42x1.62m
Laundry: 2.08x1.50m

Lower Level

Family rm: 6.84x3.56m
Bath rough-in: 2.99x1.89m
Storage: 5.57x2.38m
Utilities: 4.51x2.72m

General Information

Year Built: 2012 / approx.
Taxes: \$4354 / 2025
Lot Size: Approx. Front: 29.17', Back: 28.74, Right side: 116.69, Left side: 113.26'
Garage: Single attached
Heating: Forced/Air Gas
Water: Municipal
Sewer: Connected
Fireplace: 1 gas

Legal Desc:

PART OF BLOCK 106 ON PLAN 4M-1383 BEING PARTS 6 AND 7 ON PLAN 4R-25988. TOGETHER WITH AS IN N454776 - PARTIALLY RELEASED AS TO PART 26 ON PLAN 5R2433 AS IN OC51169. SUBJECT TO AN EASEMENT IN GROSS OVER PART 7 ON PLAN 4R-25988 AS IN OC1306534. SUBJECT TO AN EASEMENT AS IN OC980312 SUBJECT TO AN EASEMENT AS IN OC980315 SUBJECT TO AN EASEMENT AS IN OC980715 TOGETHER WITH AN EASEMENT OVER PART OF BLOCK 106 ON PLAN 4M-1383 BEING PARTS 4 AND 5 ON PLAN 4R-25988 AS IN OC1366699 SUBJECT TO AN EASEMENT OVER PARTS 6 AND 7 ON PLAN 4R-25988 IN FAVOUR OF PART OF BLOCK 106 ON PLAN 4M-1383 BEING PARTS 4 AND 5 ON PLAN 4R-25988 AS IN OC1366699 CITY OF OTTAWA

Included

Fridge, Stove, Microwave/
Hoodfan, Dishwasher, Washer,
Dryer, All Light fixtures, All
Blinds, All Drapery Rods &
Tracks, Humidifier, HRV, Auto
Garage Door Opener, Central Air
Conditioner. Garden Shed & Ga-
zebo (in as is condition)

Rented: 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.



1591 Carronbridge Circle, Bridlewood Trails, Kanata

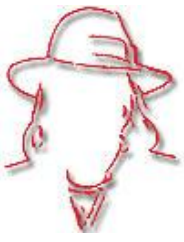
Highlights:

- Ready to move into, this spacious semi-detached townhome, built by Tartan has just under 2100 square feet of living space. Open plan main level, living, dining, reading or office area plus 3 generous bedrooms, loft, 3 baths and a finished lower level.
- Deep fenced backyard, with deck & garden shed home, wonderful for barbecues, gardening & play
- Located on a quiet street in family friendly community of Bridlewood Trails in Kanata South. Many parks, including Kristina Kiss Park & trails, schools, shops and amenities on Eagleson Road & Terry Fox Drive, all close by
- In school district for St. Martin de Porres, Holy Trinity, Bridlewood, Glen Cairn, John Young & A.Y. Jackson, Maurice-Lapointe, Franco-Ouest schools
- Double driveway with interlock soldier course and step to covered front porch
- Maple hardwood and tile on main level
- Stone façade on fireplace & wood mantel
- Barnboard feature wall in dining or living area
- Upgraded light fixtures and recessed lighting on main level
- 9 foot ceilings on main level
- Kitchen has many tall white cabinets, tile backsplash, upgraded double stainless steel sink & stainless steel appliances
- Handy walk-in closet or pantry on main level
- Crown moulding & ceiling fan with light in primary bedroom.
- Ensuite bath with double shower & separate roman tub with tile surround
- Loft is a great home office or 4th bedroom
- 2nd level laundry room, washer & dryer included
- Rough-in for bathroom in lower level
- Roof, approx. 2012 & 2 living room windows 2022
- Furnace, humidifier, HRV, central air conditioner, approx. 2012
- Rented hot water tank, approx. 2012
- Eavestrough installed



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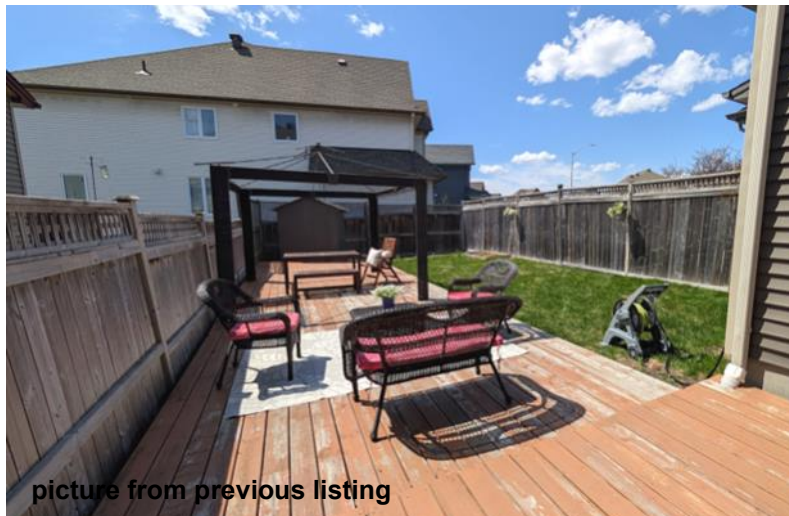
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picture from previous listing



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