mail@joansmith.com
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ROYAL LEPAGE Team Realty
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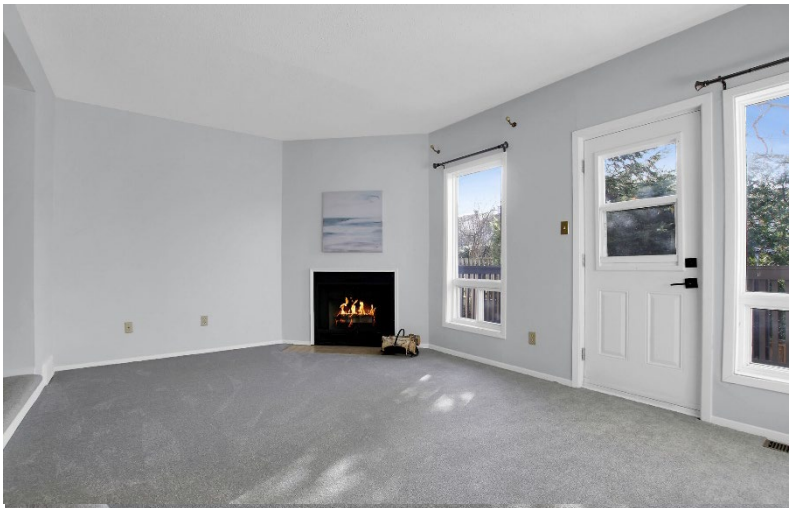
JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

16 Almond Lane, Katimavik, Kanata — $325,000









Mrs. Joan Smith

Broker, FRI, CMR, CRA

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

16 Almond Lane, Katimavik, Kanata

Move-in and enjoy this spacious refreshed three bedroom, three bath condo townhome in the Katimavik community of Kanata. Whether you're looking for your first home, an easier lifestyle or investment, 16 Almond Lane has a fantastic location on a private street and a short walk to many parks, schools, bus service and shops on Hazeldean Road. Access to the 417 is minutes away. The open plan living & dining room with cut out to kitchen and wood fireplace with tile hearth is perfect for entertaining and everyday life. Highlights include: freshly painted throughout, new carpet on stairs, in the living and dining room & bedrooms, updated vinyl tile flooring (Ultra Ceramic by American Albrite) in foyer, kitchen and powder room, new stainless steel appliances in the kitchen. The enlarged deck/balcony with stairs to the private yard with western exposure is wonderful for enjoying afternoons. Plus an attached garage, convenient for storage and winter months and updated windows throughout the unit.

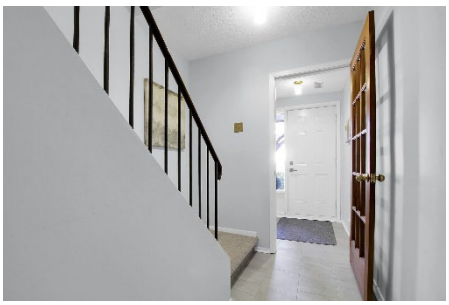
Brick and vinyl siding exterior is attractive along with the covered front porch with updated front door with sidelight window. Step inside to the foyer with updated vinyl tile flooring and handy double closet. French door to the hall and stairs is great for keeping out the cold on cooler days. The main level has a large room that is presently used for storage and the utilities. It could be finished as a family room, office or hobbie area.

The staircase with new light grey carpet takes you to the second level and main living area. The open plan living and dining room has two tall updated windows and a door with inset window with screen to the expanded deck. Plenty of natural light and western views are fantastic. Step up to the dining room with ceiling fan light fixture and cut out to the kitchen.

The large kitchen with big windows with pretty views of the street has updated easy care vinyl tile flooring, many cabinets and a new stainless- steel stove, fridge and dishwasher. There is also space for a bistro table or moveable island. Completing the second level is a handy powder room with window and updated vinyl tile flooring and toilet, and the laundry closet with shelving, and the washer and dryer are included.

Close by is the staircase with metal spindles to the third level with three bedrooms and two baths. The primary bedroom is spacious and has a triple closet and three-piece ensuite bath. Big picture window provides natural light and views of the street. There are two more good-sized bedrooms, each with double closets and windows with western views. The main bath is close by and it has a combined tub and shower with tile surround, updated sink and faucet, mirror, light fixture and toilet.

Move in and make this space your own and enjoy all that Katimavik has to offer!





Call For more info...
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Main Level

oyer:	2.1x1.62m
Storage/utility rm:	5.24x3.54m

Second Level

Living rm:	5.25x3.60m
Dining rm:	3.18x3.05m
Kitchen:	3.87x3.05m
Powder rm:	2.06x0.88m
Laundry:	1.52x0.91m

Third Level

Primary bedrm:	5.58x2.98m
3 piece ensuite:	2.14x1.64m
Bedrm:	4.01x2.71m
Bedrm:	2.90x2.41m
Main bath:	2.23x2.15m

General Information

Year Built:	1986
Taxes:	$2875 / 2026
Garage:	Single attached
Heating:	Forced Air / Gas
Water:	Municipal
Sewer:	Connected

Legal Description:
UNIT 23, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 344 ; BLK M PL M212, AS IN SCHEDULE 'A' OF DECLARATION LT467573 ; KANATA

Included
Fridge, Stove, Hood fan, Dish-washer, Washer, Dryer, All Light fixtures, All Blinds, All Drapery Rods & Tracks, Auto Garage Door Opener. Furnace & air conditioner (presently rented and will be bought out on closing).

Rented: Hot water tank

Condo Fee: $500/month

Includes grass cutting, snow plowing, roof, windows and doors, annual fireplace cleaning, visitor parking and common area maintenance.

Possession Date
Immediate or 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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16 Almond Lane, Katimavik, Kanata

Highlights:

- Move in and enjoy this spacious refreshed condo townhome in the Katimavik community.
- Fantastic location on a private street and a short walk to many parks, schools, bus service & shops on Hazeldean Road. Access to 417 close by.
- Three bedrooms, three baths, open plan living & dining room with ceiling fan & cut out to kitchen. Wood fireplace with tile hearth.
- Door to enlarged deck/balcony with stairs to private yard (expanded by owner and owner's responsibility) Perfect for enjoying the afternoons.
- Freshly painted throughout & new carpet on stairs, living & dining room & bedrooms.
- Large kitchen with tall windows with views of street. Updated easy care vinyl tile flooring, (Ultra Ceramic by American Albrite) 2026
- New stainless steel stove, fridge and dishwasher
- 2 piece powder room on 2nd level with window and updated vinyl tile flooring and toilet, (Ultra Ceramic by American Albrite) 2026
- Handy 2nd level laundry. Washer and dryer included.
- 3 piece ensuite bath & 4 piece main bath.
- New toilets in 3 baths. New sink in main bath.
- Updated front door with side light window for natural light. Front foyer has double closet and handy French door to hall. New easy care vinyl tile flooring, (Ultra Ceramic by American Albrite) 2026.
- Big utility and storage room on main level, could be fully finished for a family room, office or hobbie area.
- Front and balcony doors & all vinyl windows updated by Condo corporation
- Garage with updated door and auto garage door opener
- Roof to be updated by Condo corporation in 2026-2027
- Furnace & Central air conditioner, approx. 2024. Presently rented, can be bought out by seller on closing.
- Rented Hot Water Tank, approx. 2020
- Condo fee: approx. $500 per month. Includes grass cutting, snow plowing, roof, windows and doors, annual fireplace cleaning, visitor parking and common area maintenance









For more info...
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