



mail@joansmith.com
www.joansmith.com

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

Unit 2A – 51 Robson Court, Kanata Lakes

\$595,000



Mrs. Joan Smith

Broker, FRI, CMR, CRA

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

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Note some photos are virtually staged.

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Since 1985

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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

Unit 2A – 51 Robson Court, Kanata Lakes

Spacious and ready to move into! Two bedroom plus den condominium apartment (approx. 1600 sq.ft) with two garage parking spaces & two private lockers accessed by a lift & stairs. Located on a beautiful private court with excellent grounds maintenance. Walk to shops & restaurants at Centrum & Signature Center. Many parks close by & transit & 417 minutes away. Highlights include: open plan living and dining room with gas fireplace, hardwood and tile flooring throughout, updated kitchen with granite counters, two full baths with quartz counters and a convenient den for a home office or guest space. Gas heat, water, ground maintenance and more included in condo fee.

Step inside to the big tiled foyer with coffered ceiling detail & overhead light. Handy walk-in closet for coats and storage is close by. The walk-in closet also has egress exit to lower back of building.

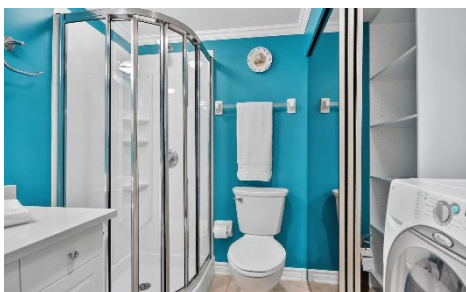
The open plan living and dining room with crown moulding provides plenty of seating room for guests and entertaining. Gas fireplace with panel detail and mantel adds character and ambience. The windows and triple panel sliding door bring in lots of natural light. Imagine western sunset views and access to the big balcony that includes a convenient gas barbecue connection. The dining room provides room for a table with seating for eight and a buffet.

Close by is the kitchen with diagonal laid tile flooring, classic white cabinets with pot drawers, tile backsplash, updated granite counters with undermount sink and updated faucet. Pantry closet is great for storage. Stainless steel appliances are included. The eating area has bright views of the tree tops and a perfect spot for breakfast or light meal.

Down the main hall is the den with window to main foyer. Perfect for a home office with built in desk and shelving. There is room to accommodate a single bed for guests. There are two more spacious bedrooms, two full baths and a double closet and utility closet. The primary bedroom has a vaulted ceiling with tall window & palladium window. Room for a king size bed and a walk-in closet with shelving. Ensuite bath has long vanity with updated quartz counter, deep tub & walk-in tub, which could be converted back to a shower. The second bedroom has a tall window, crown moulding, an overhead light & double closet. Main bath has an updated vanity with quartz counter & corner shower. Double mirrored closet has a full size washer & dryer & overhead cabinets.

The building includes a convenient lift to each level and the parking garage. Two owned parking spaces and two private lockers with shelving on the garage level are included.

Move-in and enjoy easy living in this wonderful condo apartment in Kanata Lakes!



For more info...

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Main Level

Foyer:	2.83x2.42m
Living room:	5.21x5.15m
Dining room:	3.65x2.78m
Kitchen:	3.76x2.39m
Eating area:	2.40x1.72m
Den:	2.97x2.38m
Primary bedrm:	5.46x3.46m
Ensuite bath:	2.88x2.60m
Wak-in closet:	1.80x1.74m
Bedrm:	3.73x3.66m
Bathrm:	2.29x1.63m
Laundry:	2.29x0.92m

General Information

Year Built:	2001
Taxes:	\$4,431 / 2026
Garage:	Underground, 2 parking spaces
Heating:	Forced Air/Natural Gas
Fireplace:	1 gas
Water:	Municipal
Sewer:	Sewer connected

Legal Desc: includes PINs

15638005, 156380026,
156380027, 156380018,
156380019

UNIT 1, LEVEL 2, OTTAWA-CARLETON CONDOMINIUM PLAN NO. 638 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : BLOCK 10 PLAN 4M925, OTTAWA. SUBJECT TO AND TOGETHER WITH AS SET OUT IN SCHEDULE A OF DECLARATION LT1423543.

(see attachment for full legal description)

Included: Fridge, Stove, Microwave/Hood fan, Dishwasher, Washer, Dryer, All Light Fixtures, All window coverings & blinds, Central Air Conditioner, Alarm equipment, Auto garage door opener

Condo fee: \$1131 / month
Includes heat, water, building insurance, exterior of building, ground maintenance, snowplowing, common area maintenance

Condo Management: Sentinel Management (613) 736-7807

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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Unit 2A – 51 Robson Court, Kanata Lakes

Highlights:

- Spacious and ready to move into! Approx. 1600 sq.ft. with 2 bedrooms plus den condo apartment. 2 garage parking spaces & 2 private lockers with shelving. Building includes accessible lift.
- Beautiful private court with excellent grounds maintenance. Walk to shops & restaurants at Centrum & Signature Center. Many parks close by & Transit & 417 mins. away.
- Hardwood & tile flooring throughout
- Open plan living & dining room with pretty western views of Kanata Lakes. Gas fireplace with mantel & hardwood flooring.
- Dining room has space for long table & has a chandelier
- Updated classic white kitchen with many cabinets, pot drawers, granite counters, tile backsplash, recessed lighting, tile flooring. Eating area with big window & lovely views. Pantry closet with shelving & egress exit
- Handy den has built in desk & shelving, window to foyer and room for single bed
- Primary bedroom has vaulted ceiling with tall window & palladium window. Room for a king size bed. A walk-in closet offers plenty of storage room.
- Ensuite bath has long vanity with quartz counter, deep tub & walk-in tub which could be converted back to shower, additional closet for storage
- 2nd bedroom is spacious and has crown moulding, an overhead light & double closet.
- Main bath has updated vanity with quartz counter & corner shower. Double mirrored closet has washer & dryer & overhead cabinets
- Big tiled balcony with privacy screening & western views of Kanata Lakes treetops & houses. Gas connection for barbecue
- 2 indoor garage parking space & 2 private lockers. Note electric outlets added in garage for ev cars
- Furnace, approx. 2014
- Central air conditioner, approx. 2014
- Condo fee: \$1131 / month & includes heat, water, building insurance, exterior of building, grounds maintenance, snowplowing, common area maintenance



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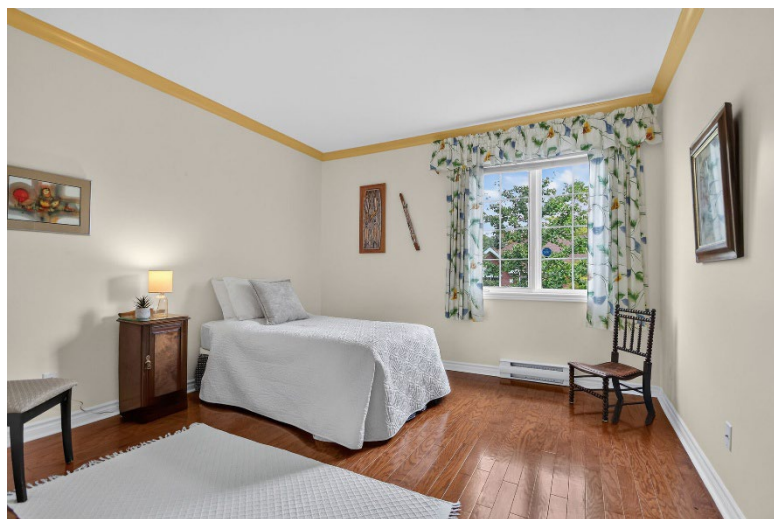
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2018

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