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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

Unit B, 3 Harness Lane, Bridlewood, Kanata

\$429,000



MRS. JOAN SMITH

Broker, FRI, CMR, CRA

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2018

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

3B Harness Lane, Bridlewood, Kanata

Wonderfully renovated open plan condo apartment, with two bedrooms & two full baths, on the main level. The apartment has a lovely patio that backs onto beautiful parkland with salt water pool and walking paths, exclusive for this condominium's use. Extra-long garage has great storage room with inside entry to the building. Plus 2 car parking in the driveway. Highlights include: updated flooring and trim throughout, open plan kitchen with island & new cabinets, two renovated full baths, in suite laundry, and light décor with a nautical flare. Walk to shops, bus service, parks, schools, Eva James Rec Complex & the Trans Canada Trail. Minutes to the 417. Perfect for those looking for their first home or those looking to simplify their lifestyle.

Stone walkway with gardens leads you to the front door and tiled foyer of the building. A short walk to the front door of unit 3B. Luxury vinyl plank flooring runs throughout the unit. Handy double closet with updated doors is close by. Light neutral décor with blue door accents. The living room is spacious and has a gas fireplace with wood mantel and big picture window with views of the common parkland. There is plenty of room for entertaining guests. A few steps away is the dining room with chandelier and sliding door to the patio, great for barbecues.

The kitchen was opened up and has fantastic faux wood beams. New two tone kitchen cabinets with white upper cabinets with glass doors and shelves and recessed lighting. The blue lower cabinets provide a nice contrast. Quartz counters, farmhouse style sink, moveable island with pot drawers and breakfast bar. Stainless steel appliances including a gas stove and chimney style hood fan. Plus a fantastic pantry!

A short walk down the main hall is the primary bedroom with pretty window with blind and curtains and a walkthrough closet with extra shelving. The ensuite bath has wainscoting, combined tub and shower with tile surround and vanity with drawers. The second bedroom is presently used as a den. Updated double closet doors and attached shelf adds character to the room. The main bath is a few steps away and it has an updated double shower with glass doors and custom wood vanity with bowl sink, mirror and light fixture.

The laundry and utility room has a stackable wash and dryer, updated laundry sink and overhead white cabinets. There is plenty of room for storage and utilities. The owned hot water tank and electrical panel are located in this room.

Enjoy the patio off the dining area which has pretty views of the treed parkland. Great place for a morning coffee and chat with friends. A path leads you to the outdoor salt water pool with surrounding patio and gardens. There is also a club house with party room and handy change rooms.

This condominium apartment is move-in ready and has a lovely community to be apart of!



Call

For more info...

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Main Level

Foyer:	2.75x1.59m
Living Room:	5.63x3.38m
Dining Room:	3.36x3.11m
Kitchen:	3.38x3.36m
Pantry:	1.02x0.87m
Primary Bdrm:	3.89x3.84m
Ensuite Bath:	2.25x1.50m
Walk through closet:	2.27x1.43m
Bedroom #2:	3.47x3.05m
Main Bath:	2.67x1.67m
Laundry/Utility:	2.90x1.72m
Garage:	5.82x3.07m

Condo Fee: \$560 / month
Includes common area insurance, common area & pool maintenance, management, water, heat in common areas, snow removal.

Management Company:

Condominium Management Group
(613) 237-9519 ext 387

One-Car Garage + Driveway

General Information

Year Built:	1979 /approx.
Taxes:	\$2894 / 2025
Foundation:	Concrete
Heating:	Electric baseboard & Heat pump (2 units), also used for cooling
Water:	Municipal
Sewer:	Connected
Fireplaces:	1 gas-fueled

Legal Desc:

PIN 151840006

UNIT 6, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 184 ; BLK FX & PT BLK EX & PT BLK A PL M182, PTS 1, 2, 3, 4 & 5 4R3379, AS IN SCHEDULE 'A' OF DECLARATION LT236916 ; KANATA

PIN 151840044

UNIT 44, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 184 ; BLK FX & PT BLK EX & PT BLK A PL M182, PTS 1, 2, 3, 4 & 5 4R3379, AS IN SCHEDULE 'A' OF DECLARATION LT236916 ; KANATA

Included

Stove, fridge, washer, dryer, all light fixtures, all window coverings, hot water tank

Possession Date

Flexible

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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3B Harness Lane, Bridlewood, Kanata

Highlights:

- Renovated open plan condo apartment, with 2 bedrooms & 2 full baths, on the main level. Backs onto beautiful parkland with salt water pool.
- Extra-long garage with inside entry to the building. Plus 2 car parking in driveway
- Enjoy the lovely patio area that opens onto green space
- Walk to shops, bus service, parks, schools, Eva James Rec Complex & the Trans Canada Trail. Minutes to the 417
- Luxury vinyl plank flooring throughout, approx. 3 years
- Open kitchen fully renovated, approx. 3 years
- Kitchen features, moveable island, quartz counters, farmhouse style sink, two tone cabinets, upper cabinets have with glass doors and shelves & inset lighting. Pantry closet.
- All stainless steel appliances included, gas stove
- Two full baths, full renovated, approx. 2 years
- Smooth ceilings except for 2 bedrooms
- Primary bedroom features walk-in closet & full ensuite bath with tub shower combined with tile surround
- Main bath has an updated double shower, vanity/sink, light fixture & mirror
- Laundry & utility room with stacked washer & dryer, laundry sink & cabinets.
- All light fixtures & windows coverings included
- Updated gas fireplace with mantel
- Heating and cooling with heat pump (2 units), approx. 3 years. Also gas fireplace & electric baseboard heaters
- Owned hot water tank
- Windows updated, approx. 8 years except in living room
- Roof, approx. 2 years



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