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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

74 Palomino Drive, Bridlewood, Kanata

\$543,000



MRS. JOAN SMITH

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Mrs. JOAN SMITH, daughter VICTORIA SMITH, son-in-law LUC St-Hilaire, SALES REPRESENTATIVES

74 Palomino Drive, Bridlewood, Kanata

Welcome to this lovely three bedroom, two bath townhome perfect for first-time buyers and those looking to rightsize. Located in the family friendly neighborhood of Bridlewood in Kanata South. Enjoy the deep fenced south facing backyard, approximately 19.66'x143.88' and no rear neighbors. Access to the Trans Canada Trail and Laura Dubois Park is a short walk down the street. Spacious open plan living and dining room with hardwood flooring, perfect for entertaining. Updates to the home include: windows, roof, main bath, carpet, furnace and more. Shops on Eagleson & Hazeldean Road close by and minutes to schools, bus service & the 417.

Interlock walkway leads you to the covered front porch, great for a morning coffee and greeting guests. Front door with inset window brings natural light into the roomy foyer with tiled floors and a double closet with classic doors, convenient for families. Renovated powder room is steps away and has a modern vanity, mirror and light fixture. The open plan living and dining room with hardwood flooring is perfect for entertaining. Crown moulding in the living and dining room and chandelier in the dining room adds character to the home. Tall updated windows bring natural light into the rooms. The kitchen is close by and has tile flooring, many oak cabinets with updated hardware, tile backsplash, track lighting and a ceiling fan light fixture. All appliances are included. Newer patio door brings natural light into the kitchen and provides access to the wonderful fenced yard with shrubs and trees. Patio is great for relaxing and barbecues. There is plenty of room for gardening and play. Mature trees on the Trans Canada Trail provide privacy and access to the Trail is just down the street.

Neutral carpeted stairs, with oak railing and metal spindles, leads you to the second level. Primary bedroom is spacious and has two double closets and a big window with views of the backyard. Cheater door to the remodeled full bathroom is convenient. Appealing tile flooring, updated vanity with stone counter and two sets of drawers, mirror and light fixture are attractive. Combined tub and shower has tile surround. There are two more good sized bedrooms each with double windows and double closets. A linen closet in the hall completes the second level.

The finished lower level has lots of room for a home theatre, play and office area. Plush carpeting and electric fireplace adds ambience and warmth to the room. Recessed lighting and two double closets for storage are great features. There is a separate storage room and a room for laundry and utilities. Washer and dryer and updated utility sink are included.

Move-in and make this wonderful home your own. Enjoy the neighborhood with many parks, trails, schools, shops & transit close by!



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For more info...
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Main Level

Foyer: 2.37x1.54m
Living Room: 4.89x2.97m
Dining Room: 3.62x2.77m
Kitchen: 3.6x2.77m
Powder Room: 1.52x1.42m

Second Level

Primary Bdrm: 5.65x3.15m
Bedroom: 3.65x2.87m
Bedroom: 3.5x2.97m
Bath: 2.95x1.51m

Lower Level

Family room: 7.71x2.93m
Office area: 1.78x1.62m
Laundry & utility: 3.55x2.66m

General Information

Year Built: 1986 /approx.
Taxes: \$3593 / 2025
Lot Size: 19.66'x143.88'
Garage: Single attached
Foundation: Concrete
Heating: Forced/air gas
Water: Municipal
Sewer: Connected

Legal Desc:

PARCEL 246-6, SECTION 4M513 PT BLK 246 PLAN 4M513, PTS 22, 23 & 24 4R5341; S/T PT 23 4R5341 AS IN LT459903; T/W PTS 20, 26, 29, 32 & 34 4R5341 AS IN LT459903; S/T PTS 22, 23 & 24 4R5341 AS IN LT459903 S/T LT439374 KANATA

Included

Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, All Light Fixtures, All Drapery Tracks and rods, Central Air Conditioner, Ceiling Fans, Garage Door Opener, Shed in backyard, Hot Water Tank

Possession Date

End of June, provided Probate is completed

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.

74 Palomino Drive, Bridlewood, Kanata

Highlights:

- Fantastic townhome perfect for first-time buyers & rightsizers.
- Located in the family friendly neighborhood of Bridlewood in Kanata South. Short walk down the street to Trans Canada Trail and Laura Dubois Park. Shops on Eagleson & Hazeldean Road close by. Minutes to schools, bus service & the 417
- Enjoy the deep fenced south facing backyard, approximately 19.66'x143.88' & no rear neighbors.
- Spacious open plan living and dining room with hardwood flooring. Crown moulding in living & dining room & updated chandelier in dining room
- 3 bedrooms & 2 baths. Main bath has cheater style door to primary bedroom.
- Tile flooring in foyer, kitchen & main bath
- Renovated main bath with tile flooring, new vanity, tub with tile surround, mirror & light fixture, approx. 2021
- Updated carpet on stairs, 2nd & lower level, approx. 2018
- Finished lower level rec room with recessed lighting & separate room for laundry & utilities. Plus additional storage room.
- Interlock walkway & gardens to covered front porch
- Patio in fenced backyard
- Roof, approx. 2014
- Windows & patio door, approx. 2018 (Verdun)
- Furnace, approx. 2010
- Central Air Conditioner, approx. 2016
- Owned Hot Water Tank, approx. 2024
- Electric stove in rec room (in as is condition)
- Updated utility sink in basement
- Updated garage door & eavestrough installed



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