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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

88 Waterthrush Crescent, Pine Meadows, Kanata $629,000









Mrs. Joan Smith

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

88 Waterthrush Crescent, Pine Meadows

Lovely, bright, adult style semi-detached bungalow in the Pine Meadows community of Bridlewood in Kanata. Built by Tamarack with attractive brick exterior. Walk to parks and NCC trails. Shops & bus service are minutes away. This beautiful home has been well maintained and features: stunning maple hardwood flooring in most rooms, high vaulted ceilings in the combined living and dining room and kitchen, lots of natural light with its south orientation in the main living space, a classic white kitchen with many cabinets and big eating area and two spacious bedrooms and two full baths.

Interlock walkway to wonderful covered front porch, is the perfect spot for a morning coffee or enjoying the afternoon. Handy access to the garage is close by. Front door with inset window provides natural light into the tiled front foyer with double closet. Close by is the bright open plan living & dining room with vaulted ceiling, a wall of windows and a patio door to the deck and backyard. The backyard has great space for gardens and entertaining. Gas fireplace with mantel, tile surround & tile hearth adds ambience and warmth on chilly days. The dining room has a chandelier, window and room for a buffet.

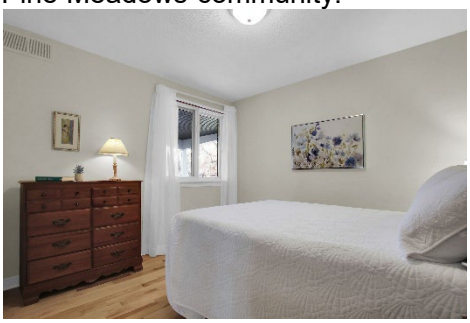
The classic white kitchen is spacious and has an airy feel with the vaulted ceiling with dormer with window and eating area with four windows. Highlights include many tall cabinets with brushed nickel hardward, modern subway tile backsplash, updated counters and sink faucet & task lighting. There is also a convenient pantry cabinet. Updated vinyl tile flooring is soft on feet and easy to clean. Spacious eating area with overhead light and several windows with views of the street. All stainless steel appliances are included.

Down the central hall is the primary bedroom with the same maple hardwood flooring, a big window with backyard views, double closet and a three-piece ensuite bath with vanity with updated light fixture & mirror. At the other end of the hall is the second bedroom or den with overhead light, double closet and big window. The main bath is steps away and has a combined tub and shower with tile surround and a white vanity with modern light fixture and mirror. The laundry room completes the main level, and it has overhead storage cabinets, a linen closet and the washer and dryer are included.

Staircase to the lower level is finished to the landing. There is tremendous space for a family room, a bedroom, workshop and storage. There is a rough-in available for an additional bathroom and two deep windows.

As an owner in the Pine Meadows community, you have access to the community center, a short walk away on Pine Hill Drive. The center hosts a wide variety of clubs, activities & social events and is available for private use by homeowners in the community.

Move-in and enjoy easy living in this wonderful adult style bungalow in the Pine Meadows community.





Main Level

Foyer:	4.49x2.60m
Living room:	4.85x3.80m
Dining room:	3.80x2.70m
Kitchen:	3.11x2.74m
Eating area:	2.74x2.37m
Primary bedrm:	4.00x3.72m
Ensuite bath:	2.30x1.67m
Bedrm:	3.32x3.03m
Bathrm:	2.17x1.6m
Laundry:	1.62x1.50m

Lower Level

Unfinished

General Information

Year Built:	2001
Lot: Front 35.53', Right side 109.86', Left side 109.28', Back 30.74'	
Taxes:	$4974 / 2026
Garage:	One car
Heating:	Forced Air/Natural Gas
Fireplace:	1 gas
Water:	Municipal
Sewer:	Sewer connected

Legal Desc: PART OF BLOCK 11, PLAN 4M1025, BEING PART 12 ON 4R16345, OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF ROGERS OTTAWA LIMITED/LIMITEE AS IN LT1171666. SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA AS IN LT1352664. S/T AND T/W RIGHTS AS IN LT1398187.

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

Association fee: $350 / year
Access to community center

Possession Date
Immediate or To be arranged

For more info...
THE JOAN SMITH REAL ESTATE FAMILY
Joan: 613-762-1226 | Victoria: 613-302-2157 | Luc: 613-851-6215

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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RESULTS
YOU CAN COUNT ON

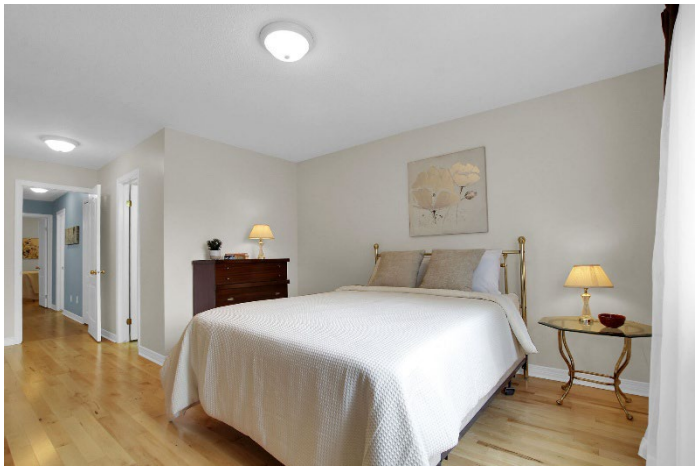
88 Pine Meadows, Pine Meadows, Bridlewood, Kanata

Highlights:

- Lovely, bright adult style semi-detached bungalow in the Pine Meadows community of Bridlewood in Kanata. Built by Tamarack with attractive brick exterior.
- Walk to parks and NCC trails. Shops & bus service are minutes away.
- Interlock walkway to wonderful covered front porch perfect for a morning coffee or enjoying the afternoon
- Beautiful maple hardwood floors throughout most rooms. Updated vinyl flooring in kitchen and baths.
- Open plan living & dining room with vaulted ceiling, wall of windows and patio door to backyard
- Gas fireplace with mantel, tile surround & tile hearth
- Dining room has chandelier, window and room for a buffet
- Classic white kitchen with many cabinets. Updated tile backsplash, counter, sink faucet & task lighting. Handy pantry cabinet. Spacious eating area with several windows & views of street. All stainless steel appliances are included. Dishwasher, 2026.
- Primary bedroom has hardwood flooring, big window with backyard views, double closet and 3-piece ensuite bath with updated light fixture & mirror.
- Good sized second bedroom with hardwood floors, overhead light and double closet
- Full bath has vanity with medicine cabinet, updated mirror and light fixture. Tub with shower combined with tile surround.
- Main level laundry room with washer and dryer included. Overhead storage cabinets are handy.
- Deck with stairs to patio, yard & gardens
- Single car garage with entry on front porch
- Many light fixtures and bathroom mirrors updated
- Staircase to lower level landing finished
- Basement unfinished, lots of space for a family room, bedroom, hobbies & storage. Rough-in available for additional bath. Two deep windows.
- Furnace, approx. 2018. Central air conditioner, original
- Rented hot water tank, approx. 2018
- Roof, approx. 11-12 years. Eavestrough installed
- Association fee: $300 per year for access to Pine Meadows community center which hosts a wide variety of clubs, activities & social events and available for private us by homeowners in the Pine Meadows Community.









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