

26 McDermot Court, Katimavik



Style:	Condominium 2-Storey, 3 bedrooms, 2 baths	MLS Area:	9002
Year Built:	Approx 1987	Roll#:	0614301820226470000
Management:	Reid McLaughlin 613-228-3382/ FAX: 613-228-1323	Condo Fees:	\$182.50 per month
Condo Fee includes:	Management, Building Insurance, Care Taker	Fireplaces:	1 Wood Burning, 1 Natural Gas
Legal Description:	Carleton Condo Plan 416 Level 1 Unit 47	Rented:	Hot Water Tank
Taxes:	\$1994 approx. (2010) Buyer to verify	Heating:	Forced Air Natural Gas with C/Air
Parking:	2 Owned Parking spaces 70P, 71P, Visitor parking	Closing:	Immediate, To be Arranged
Inclusions:	blinds, central air conditioner, stove, fridge, washer, dryer, dishwasher, hood fan		
Updates:	Condo Corp has replaced the following in approx years: Roof Shingles 2005, Deck 2004, Fence 2007 Window replacement will begin in a few years.		
Financing:	Fabulous assumable ING mortgage to qualified buyer if interested. Variable rate mortgage @ 2.85% (£210.19/weekly) plus property taxes until June 10, 2014 can be locked in at any time.		

Room Dimensions (feet and inches) and Features

Rooms - Flooring	Level:	Dimensions:
Entry with Clothes Closet – Ceramic Tile	Main Level	N/A
Living Room – Hardwood	Main Level	17.03 X 10.08
Dining Room – Hardwood	Main Level	12.02 X 08.00
Kitchen - Ceramic Tile	Main Level	09.07 X 08.00
Master Bedroom – Broadloom	Second Level	15.00 X 10.04
Bedroom #2 - Laminate	Second Level	10.07 X 08.10
Bedroom #3 - Broadloom	Second Level	08.09 X 08.08
Main Bath – Ceramic Tile	Second Level	4-piece
Family room – Broadloom	Lower Level	17.09 x 09.03
Storage Room - Broadloom	Lower Level	10.00 X 08.06
Bath Room	Lower Level	2-piece
Laundry Area	Lower Level	N/A

Exterior features...

- Convenient location close to Hazeldean Road with the Hazeldean Mall, Farm Boy and many other Kanata amenities
- Nicely located in an established neighbourhood on a quiet court of a small complex of townhomes
- Fenced, private back yard with flagstone patio and shed is accessed from the Walk-out basement!
- Deck off living room overlooks private fenced back yard.
- Two owned parking spaces! 70P and 71P are third and fourth spots – no long walk with your groceries and visitor parking is nearby.

Main Level...

- Ceramic tile entry has handy clothes closet
- Large Living room/dining room with gleaming oak hardwood flooring and wood burning fireplace.
- Wood Burning Fireplace with mantle and ceramic tile hearth. Patio doors open to deck overlooking fenced yard
- Functional kitchen features a pantry with pull-out shelves and bay window with wood shutters. All quality appliances are included.

Second Level... Carpets professionally cleaned May 5, 2010

- Open staircase leads to second level
- Large Master Bedroom has ceiling light/fan and a wall of closet space
- Two other spacious bedrooms with large closets and window blinds. Second bedroom has laminate flooring.
- Main bath has ceramic tile tub surround, ceramic tile flooring.

Lower Level...

- *Finished family room in walk-out lower level features a raised natural gas fireplace with ceramic tile hearth and trim. Patio door blinds.*
- *Storage room has shelving, large window and ceiling light. Could also be used as a computer or sewing room.*
- *Laundry area is tucked away and includes washer and dryer and laundry sink.*
- *Utility area has a rented water heater and natural gas furnace. Furnace is original, central air is approx 17 years old.*

Thank you for visiting 26 McDermot Court, Ottawa, ON K3L 3V3