

# 70 CHIMO DRIVE

Katimavik-Hazeldean Community



## WELL MAINTAINED CONDO TOWNHOME

### FEATURING

**3 BEDROOMS**  
**2 BATHROOMS**  
**1 PARKING SPOT**

**CENTRAL KANATA LOCATION**  
**MANY RECENT UPDATES**  
**FUNCTIONAL LAYOUT**

**END UNIT WITH FENCED YARD**

Updated and spacious end unit with private yard

Well-appointed on corner lot with no rear-facing or unattached neighbours. Welcoming foyer leads into meticulously maintained home, featuring laminate floors, freshly painted neutral-coloured walls & upgraded lighting. Ground level features powder room & large open kitchen/dining area, tastefully finished with modern white cabinetry & wood countertops offering ample room for storage, entertaining & cooking. Half level up offers a sizeable living area filled with light from large window & second entrance through back of home. Top floor boasts 3 bedrooms, and 1 full bathroom. Fully fenced backyard features patio stone landscaping, built-in shed & gate steps away from parking. Unfinished basement provides extra room for storage. Move in ready!



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# SUN-FILLED HOME

## Spacious eat-in kitchen

- Freshly painted neutral-coloured walls
- Upgraded light fixtures throughout
- Laminate floors
- Open living area featuring large window welcoming in plenty of natural light
- Large open kitchen with modern white shaker style cabinetry
- Corner glass cabinet offering an additional modern look & feel
- Undermount sink with beautiful gooseneck faucet
- Window over sink providing natural sunlight
- Dark tile feature backsplash paired with light wood countertops
- Ceramic tile in kitchen
- Half level above kitchen boasts sizeable living area with large window & secondary entrance through back of home



## Wonderful Location

Quiet neighbourhood features many parks, outdoor pool & splash pads, walking & cycling trails, schools, shops & restaurants. Close to HWY 417, public transit, Kanata Centrum & Canadian Tire Center.



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# FANTASTIC UPDATES

## Flexible living spaces

- Three sizeable bedrooms on top floor
- Carpet in bedrooms for added comfort
- Spa-like bathrooms
- Custom closet in principal bedroom
- Laundry & utility room in basement plus great storage areas
- Fully fenced backyard
- Stone patio
- Built-in shed with easy access to gate



## UPDATES

- NEW custom master closet
- NEW Light fixtures
- NEW toilets
- Freshly painted throughout
- Thermostat (2020)
- Paved parking area (2020)
- Windows and doors (2007-2011)
- Roof (2004-2006)
- AC (2017)



# BRIGHT & AIRY FEEL

Sentinel Management  
613-736-7807

## CONDO FEE

Approximately \$382.27/month

Fee includes: building insurance, building caretaker, lawn maintenance, snow removal of parking lot, water/sewer, management fee

\*Condo status certificate available upon request

## INCLUSIONS

Refrigerator, stove, microwave/hood fan, dishwasher

Washer & dryer

All light fixtures

Window coverings

Bathroom mirrors

Hot water heater, owned - 2017

Outdoor parking spot directly in front of the backyard entrance

## APPROXIMATE UTILITY COSTS

Natural Gas (Enbridge): \$52/month

Electricity (Hydro Ottawa): \$100/month

Property taxes \$2165.64/2020



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