



For Sale

88 Barrow Cres

 **Katimavik**

 **3**

 **2**

 **1**

Style, location, privacy - all in one! Fabulous condo townhome in family oriented Katimavik with no rear neighbours. Beautifully updated with trendy & timeless design loaded with feature walls, recessed & statement light fixtures, laminate flooring throughout + brand new carpet on stairs (2024). Main level hosts open concept layout with distinct spaces including sun drenched formal dining & sunken living rooms with direct access to walk out deck & fully fenced private yard backing onto green space. Spacious kitchen conveniently accessible through both dining room & front of home, features flat white cabinets with brass hardware, subway tile backsplash, granite counter tops, under mount sink & eat in space. Top level, complete with wood-like laminate flooring, hosts large primary bedroom retreat + 2 additional bedrooms & full bathroom. Finished basement recently renovated (2023) offers plenty of space for additional living space, home office, gym, etc. + in unit laundry & storage. Private parking right at your doorstep!



Katimavik

Walkable to many schools, parks, walking/cycling paths including Trans Canada Trail + shopping & dining in both Kanata Centrum & Hazeldean!
Commuting made easy with nearby HWY 417 exits + park & ride.

Inclusions

Approximate ages

- Kitchen appliances: refrigerator, stove (2015), dishwasher (2017), hoodfan (2024)
- Washer & dryer (2022), all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, hot water heater

Approximate Utility Costs

- Natural Gas (Enbridge): \$90/month
- Electricity (Hydro Ottawa): \$90/month
- Property taxes: \$2327/2023



Traditional Layout

- Fabulous condo townhome
- No rear neighbours
- Beautifully updated with trendy & timeless design
- Loaded with feature walls
- Recessed & statement light fixtures
- Laminate flooring throughout
- Brand new carpet on stairs (2024)
- Fully fenced private yard backing onto green space
- Finished basement
 - Recently renovated (2023)
 - Offers plenty of space for additional living space, home office, gym, etc.
 - In unit laundry
 - Storage space

Classic Design

- Main level hosts open concept layout with distinct spaces
- Sun drenched formal dining & sunken living rooms
- Direct access to walk out deck
- Spacious kitchen
 - Conveniently accessible through both dining room & front of home
 - Flat white cabinets
 - Brass hardware
 - Subway tile backsplash
 - Granite counter tops
 - Under mount sink
 - Stainless steel appliances
 - Eat in space
- Top level, complete with wood-like laminate flooring
 - Large primary retreat boasts open closet & alcove perfect for vanity, workspace or additional storage
 - Two additional bedrooms
 - Full bathroom



Condo Fee & Inclusions

- Managed by Premier Management
 - 613-236-3902
- Fee approximately \$305/month
- Fee includes:
 - Current second rented parking space
 - Building insurance
 - Caretaker
 - Water/wastewater
 - Management fee
 - Snow removal on private road & visitor parking, not driveways
 - Garbage removal
- Status Certificate on file and available upon request

Parking

- 1 outdoor parking space directly out front
- Can apply for possible extra parking space at additional monthly cost - estimate \$30/month

Home Improvements & Systems

Approximate ages

- Systems:
 - Built in 1978
 - Roof - asphalt shingles
 - Windows & doors, 2012
 - Furnace, forced air - natural gas, 2021
 - Central air conditioning, 2021
- Improvements:
 - Carpet on stairs, 2024
 - Basement renovation - including ceiling, 2023
 - Kitchen backsplash & hardware
 - Living room pot lights
 - Freshly painted
 - Newly applied wallpaper
 - Light fixtures & switches



**Are you ready
to make this
house your *home*?**

Natalie McGuire

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