





For Sale

52 Robson Court

 **Kanata Lakes**

 **2 + Den**

 **2**

 **1**

Coveted & rarely offered bungalow-style condo in desirable Kanata Lakes makes for truly laid-back living! Perfectly positioned on quiet cul-de-sac, backing onto golf course & minutes from Kanata Centrum. Immaculate two bedroom plus den offers one-level living with no stairs & same level indoor parking just 3 ft from your door + no lawn care/snow removal required! Cool grey walls complemented by mid-tone hardwood floors, crisp white accents & upgraded lighting throughout. Open concept living & dining areas anchored by thermostatically controlled gas fireplace with built-in fan, offering cozy comfort year-round. Bright, inviting & well renovated kitchen features white cabinetry, striking black granite counters & glass tile backsplash, under cabinet lighting, upgraded appliances, full-height pantry bay & eat-in space. French doors lead to den, ideal for quiet home office or hobby space, with access to 2nd storey balcony overlooking nature & city sightlines. Primary suite acts as a serene retreat boasting scenic views, walk in closet & ensuite bath updated with double basin vanity, separate shower & soaker tub. Convenient in-unit laundry + 1 parking space included.

Kanata Lakes

Located on a quiet cul-de-sac, backing onto golf course & minutes from Kanata Centrum with endless options for shopping & dining. Excellent schools, parks & entertainment facilities nearby including CTC + great transit connection & easy access to HWY 417.



Inclusions

- Kitchen appliances (2017): refrigerator, stove, dishwasher, microwave/hood fan
- Washer & dryer (2023), all light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & 2 remotes, electric BBQ, storage shed

Exclusions

- Mini fridge in mudroom

Approximate Utility Costs

- Natural Gas (Enbridge): \$78/month
- Electricity (Hydro Ottawa): \$91/month
- Water/wastewater: \$40/month
- Hot Water Heater, Rental (Enercare): \$85/month
- Property taxes: \$3,818/2024

Negotiable

- Freezer, Turkish & Persian area rugs



Bungalow-style Condo

- Highly sought after bungalow with no stairs
- Same level indoor parking just 3ft from door
- Covered front entry
- Foyer boasts triple closets for excellent organization
- Cool grey walls & crisp white accents
- Mid-tone hardwood floors
- Upgraded lighting throughout
- Open concept living & dining areas
- Thermostat controlled gas fireplace with built-in fan, offering cozy comfort year-round
- Bright, inviting & well renovated kitchen
 - White cabinetry
 - Striking black granite counter tops
 - Glass tile backsplash
 - Under cabinet lighting
 - Upgraded stainless steel appliances
 - Full-height pantry bay
 - Eat-in space
- French doors lead to sunny den
 - Ideal space for quiet home office or hobby space
 - Access to 2nd storey balcony overlooking beautiful combination of nature & city sightlines

Functional Design

- Generously sized primary bedroom suite acts as serene retreat
 - Boasting scenic views
 - Walk in closet
 - Ensuite bathroom updated with double basin vanity, separate shower & soaker tub
- Second bedroom and full bath provide additional accommodations
- Convenient in-unit laundry
- 1 parking space included
- Pet free & Smoke free
- Lovingly maintained
- Major landscaping recently completed by Condo Corporation
 - Irrigation System
 - Fresh Lawn/Sod
 - Update to front walkway & retaining wall between the two buildings
 - Repaving of Driveway to be completed



Condo Fee & Inclusions

- Stellar Property Management
 - 613-914-8841
- Fee approximately \$570/month
- Fee includes:
 - Building insurance
 - Caretaker
 - Management fee
 - Snow removal
 - Garbage removal
- Status Certificate on file and available upon request

Parking

- 1 indoor garage parking space
 - Directly in front of unit door in garage
 - Same level access, no stairs
- Potential to rent additional parking space for approx. \$70/month

Home Features, Systems & Updates

Approximate ages

- Built by Domicile Developments, 1996
 - Caledonia model
- Windows & doors, 1996
- Central air conditioning, 2013
- Roof - asphalt shingles, 2014
- Furnace, forced air - natural gas, 2015
- Hot water heater, rental (Enercare), 2015
- Kitchen renovation, 2017
- Ensuite bathroom renovation
- Updated lighting
- Natural gas fireplace
- Poured concrete foundation
- Municipal city water
- Hardwood, carpet, ceramic & vinyl flooring
- Painted interior walls
- HVAC inspection, 2024



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

Natalie McGuire

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