



Dist/Neigh: 9010- Emerald Meadows/ Trailwest
Municipality: Kanata
Roll #: 0614301825260680000
PIN: 044503465
Neigh Name: Trailwest
Lot Size/Acres: 18.34 ' x 100.07 '
Zoning Desc: residential
Possession: May 15th or later

Status: Active / Residential
List Price: \$599,900
Original LP: \$599,900
List Date: 11-Apr-2024
First Refusal:
Irregular Lot: No
Occupancy: Owner
Board: Ottawa

Seller(s): Barry Fong / YUK-HANG Fong

Legal Desc: PART BLOCK 296 PLAN 4M1521 PART 46 PLAN 4R30852 TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN OTTAWA-CARLETON COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 1034 SUBJECT TO AN EASEMENT IN GROSS AS IN OC1630665 SUBJECT TO AN EASEMENT AS IN OC1630692 SUBJECT TO AN EASEMENT AS IN OC1630736 SUBJECT TO AN EASEMENT AS IN OC1630902 SUBJECT TO AN EASEMENT IN GROSS AS IN OC1992197 TOGETHER WITH AN EASEMENT OVER PART BLOCK 296 PLAN 4M1521 PARTS 40, 43, 44, 45, 47, 48 AND 49 PLAN MORE SEE REALTOR REMARKS

DIRECTIONS/PUBLIC REMARKS

Directions: Terry Fox south to Westphalian to right on Losino to right on Gelderland

Public Remarks: Tucked away on a quiet crescent in one of Kanata's most desirable enclaves, this modern, 3 storey townhome is move-in ready, complete with upgraded hardwood flooring throughout, raised panel doors & quartz counters. The main floor family room, which can double as a home office, features patio door access to a large yard & direct access to the garage through a finished laundry room. The second level enjoys a modified floor plan providing a larger kitchen with direct access to the sun soaked living & dining rooms under large windows. The kitchen has ample space & a light filled eating area. A private powder room completes this level. The third floor offers a sizable primary with large walk-in closet plus two secondary bedrooms all enjoying hardwood floors. Minutes to great schools, amenities and parks. Showing times Monday to Friday: 10am-7pm, Saturday: all day, Sunday: before 4pm. 48 hour irrevocable on all offers. Freehold with common element fees for snow removal, landscape care, etc.

PROPERTY INFORMATION

Style/Type: Row Unit / 3 Storey	Seasonal:	Total Beds: 3	Total Baths: 2
Year Built: 2018 / New	Fronting: East	Beds AG/BG: 3 / 0	Full/Partial Bths: 1 / 1
Builder/Model: Mattamy / Brookside		Total Parking: 3	Total Ensuites: 0
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 1 / 1	
Air Conditioning: Central		Parking Desc: 1 Garage Attached	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick, Siding	
Basement Desc/Dev: Full / Fully Finished		Foundation: Poured Concrete	
# Fireplaces/Fuel:	Fire Retrofit: N/A	Construction: Frame	
Floor Coverings: Ceramic, Hardwood		Roof Type: Asphalt Shingle	
Rental Equipment: hot water tank			
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Auto Garage Door Opener			
Site Influences:			
Neigh Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby		Taxes/Year: \$3,453.00/2023	
Exclusions:		Assmt/Year:	
Restrictions:		Survey Year:	
Assoc/POTL Fee: \$120.00/Month includes Common Area Maintenance, Ground Maintenance			
Assistive Features:			
Secondary Dwelling Unit (SDU): No			
Multimedia URL:	Alt Feat Sheet:		
Addtl Images URL:			

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	2nd	11'0" x 9'6"	DINRM	2nd	11'0" x 8'0"	KITCH	2nd	13'6" x 6'10"	EATNG	2nd	10'0" x 8'4"
BATH2	2nd		PRBED	3rd	14'9" x 10'0"	BEDRM	3rd	9'0" x 8'6"	BEDRM	3rd	9'0" x 8'6"
WALKIN	3rd	6'0" x 4'0"	BATH4	3rd		FAMRM	Main	10'9" x 10'0"	FOYER	Main	
LAUND	Main										

REPRESENTATIVE INFORMATION

Rep Remarks: Day before notice. 48 hour irrevocable. Showing times Monday to Friday: 10am-7pm, Saturday: all day, Sunday: before 4pm. PART BLOCK 296 PLAN 4M1521 PART 46 PLAN 4R30852 TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN OTTAWA-CARLETON COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 1034 SUBJECT TO AN EASEMENT IN GROSS AS IN OC1630665 SUBJECT TO AN EASEMENT AS IN OC1630692 SUBJECT TO AN EASEMENT AS IN OC1630736 SUBJECT TO AN EASEMENT AS IN OC1630902 SUBJECT TO AN EASEMENT IN GROSS AS IN OC1992197 TOGETHER WITH AN EASEMENT OVER PART BLOCK 296 PLAN 4M1521 PARTS 40, 43, 44, 45, 47, 48 AND 49 PLAN 4R30852 AS IN OC1994290 SUBJECT TO AN EASEMENT OVER PART 46 PLAN 4R30852 IN FAVOUR OF PART BLOCK 296 PLAN 4M1521 PARTS 44, 45, 47, 48 AND 49 PLAN 4R30852 AS IN OC1994290 TOGETHER WITH AN EASEMENT OVER PART BLOCK 296, PLAN 4M-1521, PARTS 1 TO 4, PLAN 4R-30852 AS IN OC2029783 SUBJECT TO AN EASEMENT IN FAVOUR OF PART BLOCK 296, PLAN 4M-1521, PARTS 1 TO 4, PLAN 4R-30852 AS IN OC2029783 CITY OF OTTAWA I

Commission to SO: 2.25%	Sign On: Yes	Seller Rights Reserved: No	Mere Posting: No
List Cond: Yes	Lockbox: iBox Supra BT	Contact Aft Expiry: No	
List Cond Remarks: Day before notice for all showings Monday to Friday 10:00 am to 7:00 pm, Saturday all day, Sunday until 4:00 pm 48 hour irrevocable on all offers.			

OFFICE INFORMATION

List Office 1: CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808	
List Office 2: CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808	
List Rep 1: Mark Christie (CHRISMA) - Salesperson / Direct: 613-276-9027	
List Rep 1 Email: mark.christie@century21.ca	List Rep 1 Web: http://www.century21.ca/mark.christie
List Rep 2: Hugh Denton (DENTOHU) - Salesperson/ Direct: 613-600-4844	
List Rep 2 Email: hugh.denton@century21.ca	List Rep 2 Web: http://www.goldleafrealty.ca

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:	Selling Office 2:		
Selling Rep 1:	Selling Rep 2:		
Conditional SD:	Conditional SP:	Closing Date:	Final Date:
Sold Date:	Sold Price:	Sale Report Date:	Interboard: No
Expiry Date: 30-Jun-2024	Cancel Date:	Last Modified: 11-Apr-2024	DOM: 0
			CDOM: 0

