



31MorningFlight.com

# 31 Morning Flight Court

₽3 BEDS | № 3 BATHS

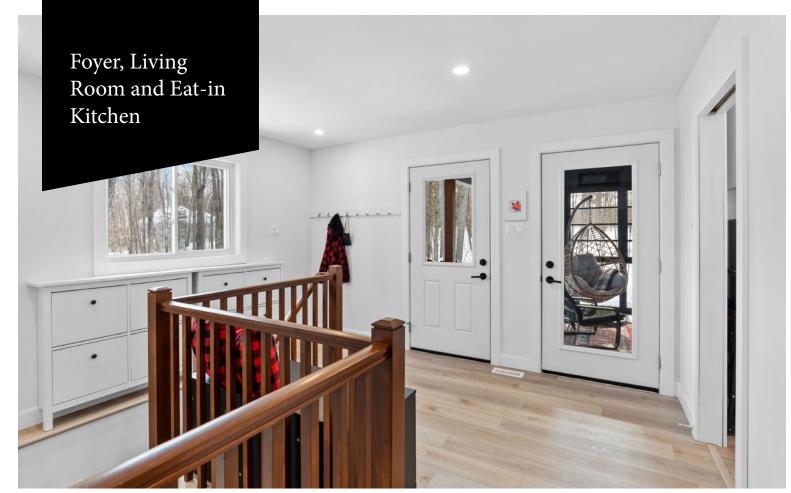


## **CALABOGIE**

Nestled on a tree lined Calabogie Street, offering unobstructed golf course views and a serene backdrop of natural beauty. This custom designed Linwood Homes residence is turnkey and features three bedrooms, three bathrooms, and a fully finished lower level that expands the living space. The inviting, modern interior offers abundant natural light with crisp clean lines and a warmth of wood tones. The main level includes a bright, open concept layout with a soaring beamed ceiling, recessed and feature lighting, and a cozy wood burning stove to enjoy in the cooler winter nights. In the eat-in kitchen, a contemporary look is presented with sleek, flat-panel cabinets with a soft-closing feature and convenient tiered drawer storage. There is also a three-season sunroom, an expansive deck with a hot tub, and steps that lead down to the tranquil backyard with a firepit.

Discover everything this property has to offer, including community access to the waterfront from the Kingston & Pembroke recreation trail and a public boat launch.

613-692-0606





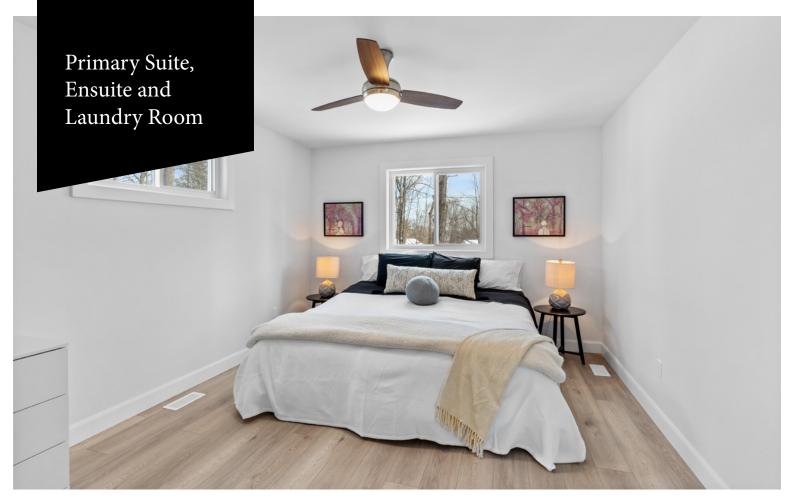


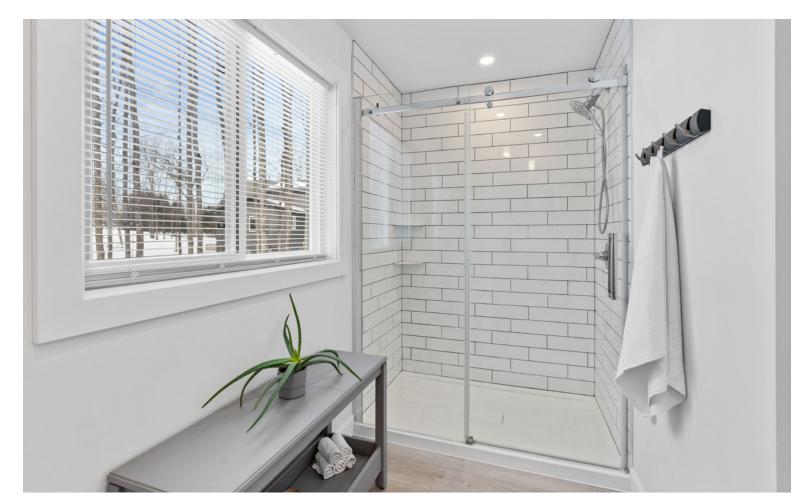


# Updates & Points to Note

- · A customized Lakewood Model by Linwood Homes, built in 2022.
- Set within close proximity to local amenities including the Calabogie Highlands Golf Resort, Calabogie Lake & the Calabogie Peaks Resort.
- The property backs onto the Golf Resort and enjoys 5th-fairway golf-course views. A spacious deck, firepit, perennial gardens, and a rock garden with a waterfall are featured.
- The main level primary bedroom features a 3-pc ensuite with a glass-enclosed shower.
- The finished lower level includes a spacious recreation room, two bedrooms and a full bathroom. Large egress windows are featured for natural light.
- The three-season sunroom highlights a fireplace, insulated floors, and a WEATHERWALL window enclosure system.
- · Blown-in insulation is featured in the ceilings and wall cavities.

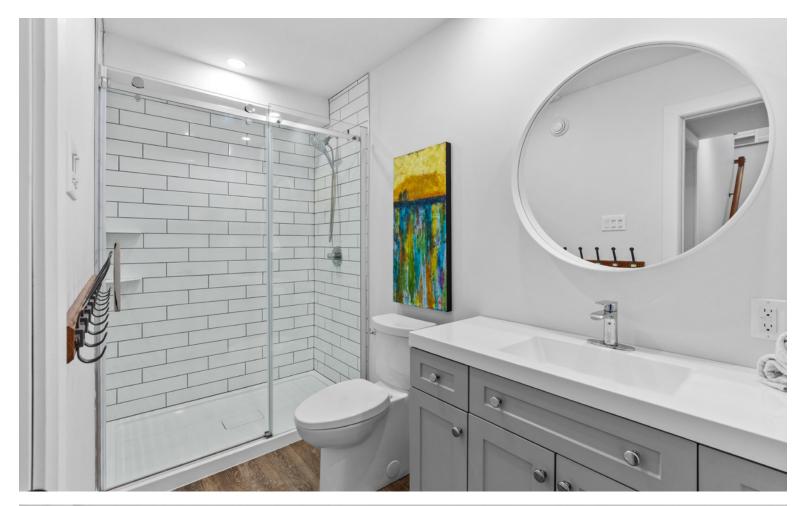


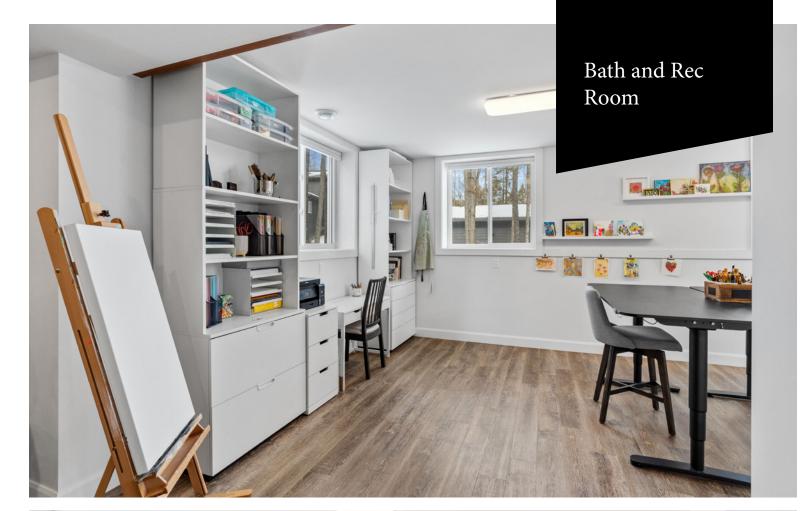






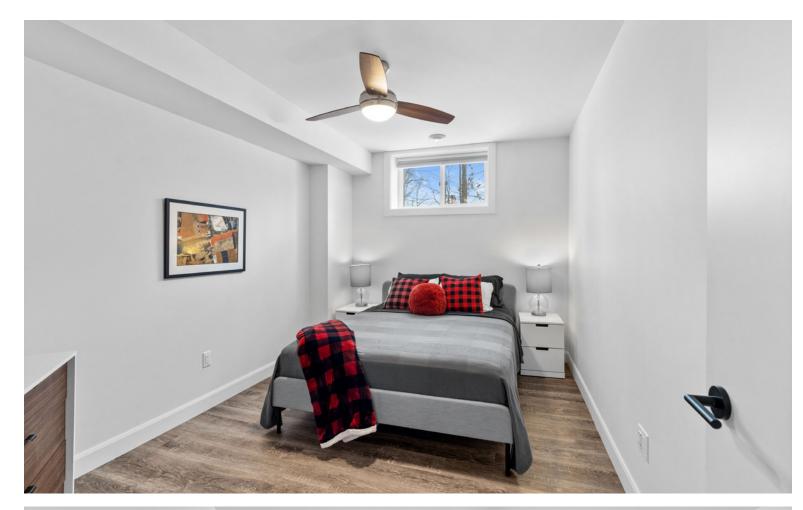


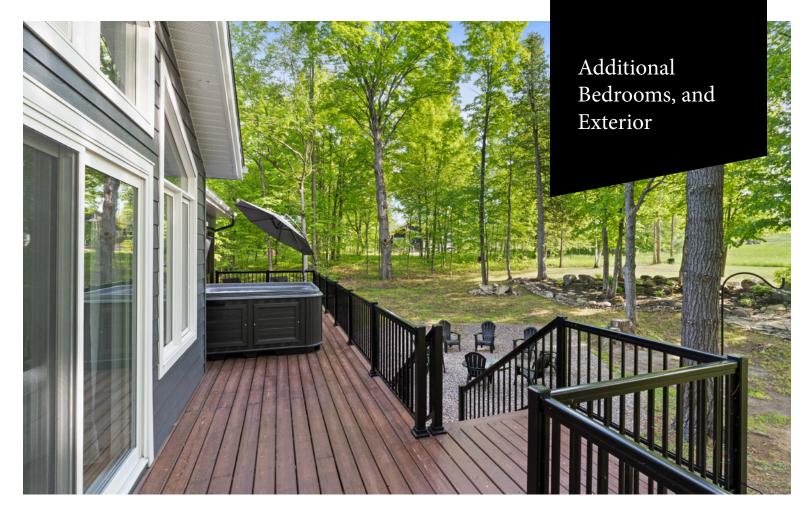


















# **Property Dimensions**

## Main Floor

Foyer: 12'10" x 11'5" Laundry: 8'10" x 7'9" Bath: 6'8" x 3'3"

Living Room: 15'7" x 18'6" Eat-in Kitchen: 11'3" x 18'6"

## Lower Level

Recreation Room: 20'4" x 29'10"

Bedroom: 13'0" x 9'5" Bedroom: 13'0" x 9'2" Primary Bedroom: 13'9" x 11'6"

Bath: 7'8" x 11'6"

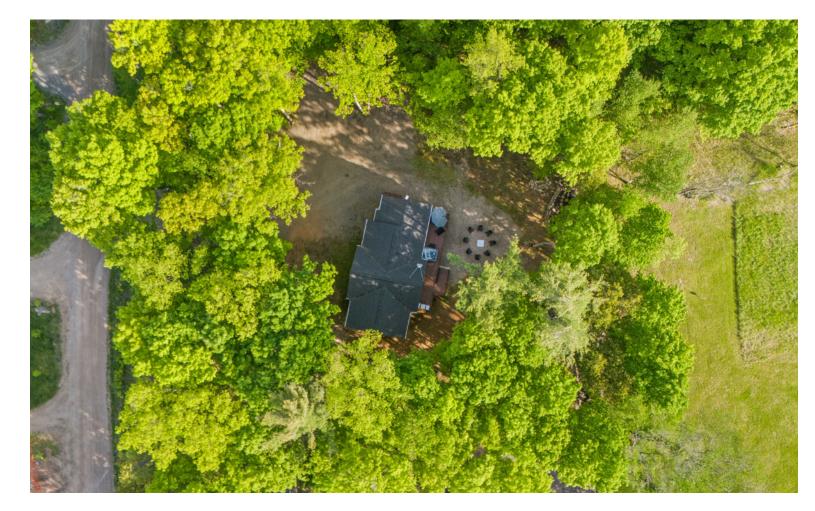
Sunroom: 13'6" x 10'11"

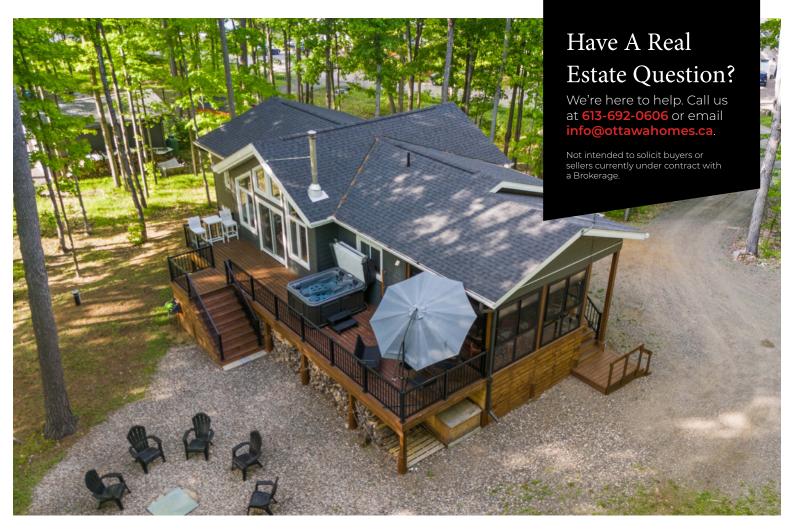
Porch: 6'6" x 5'10" Deck: 12'2" x 42'0"

Bath: 4'11" x 10'9"

Electrical/Storage Room: 15'2" x 10'9"







## It's All In The Details

**Bedrooms:** 3

Bathrooms: 3

Property Type: Bungalow

Neighbourhood: Calabogie

**Lot Size:** Frontage: 200.13 ft - 0.87

Acres

**Taxes/Year:** \$3,004.24 / 2023

**Heating:** Forced Air, Propane

Year Built: 2022 / Approximately

#### **Utilities:**

Approximate Hydro Expense: \$150 per month

Approximate Propane Expense: \$135 per month

### **Inclusions:**

LG (white) fridge. Microwave/ vent. Stove. Remaining cords of wood. Shoe cabinets at the top of stairs. Built-ins in the laundry room. Whirlpool side loader stacked washer & dryer. Vissani fridge. Frigidaire standing freezer. Bathroom mirrors. All window coverings. Water softener. 3
Electric fireplaces and remotes.
Built-ins in the art room (far end).
Light fixtures. Fans & remotes.
Samsung wall mounted TV and wall bracket in main room.
BBQ. Hot Tub. Starlink satellite hardware. Hot water tank.

#### **Exclusions:**

Cameras. Lower-level television.

#### **Rental Equipment:**

None

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.



P: 613-692-0606

E: info@ottawahomes.ca

ottawahomes.ca

