

FOR SALE



The Wright Team

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.

Foyer, Living Room and Eat-in Kitchen



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.



Primary Suite,
Ensuite and
Laundry Room





Bath and Rec Room







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"

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"

Lower Level

Recreation Room: 20'4" x 29'10"
Bedroom: 13'0" x 9'5"
Bedroom: 13'0" x 9'2"

Bath: 4'11" x 10'9"
Electrical/Storage Room: 15'2" x 10'9"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

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. TV and Wall Bracket in main room. BBQ. Hot Tub. Starlink satellite hardware. Hot water tank.

Exclusions:

Cameras.

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.

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