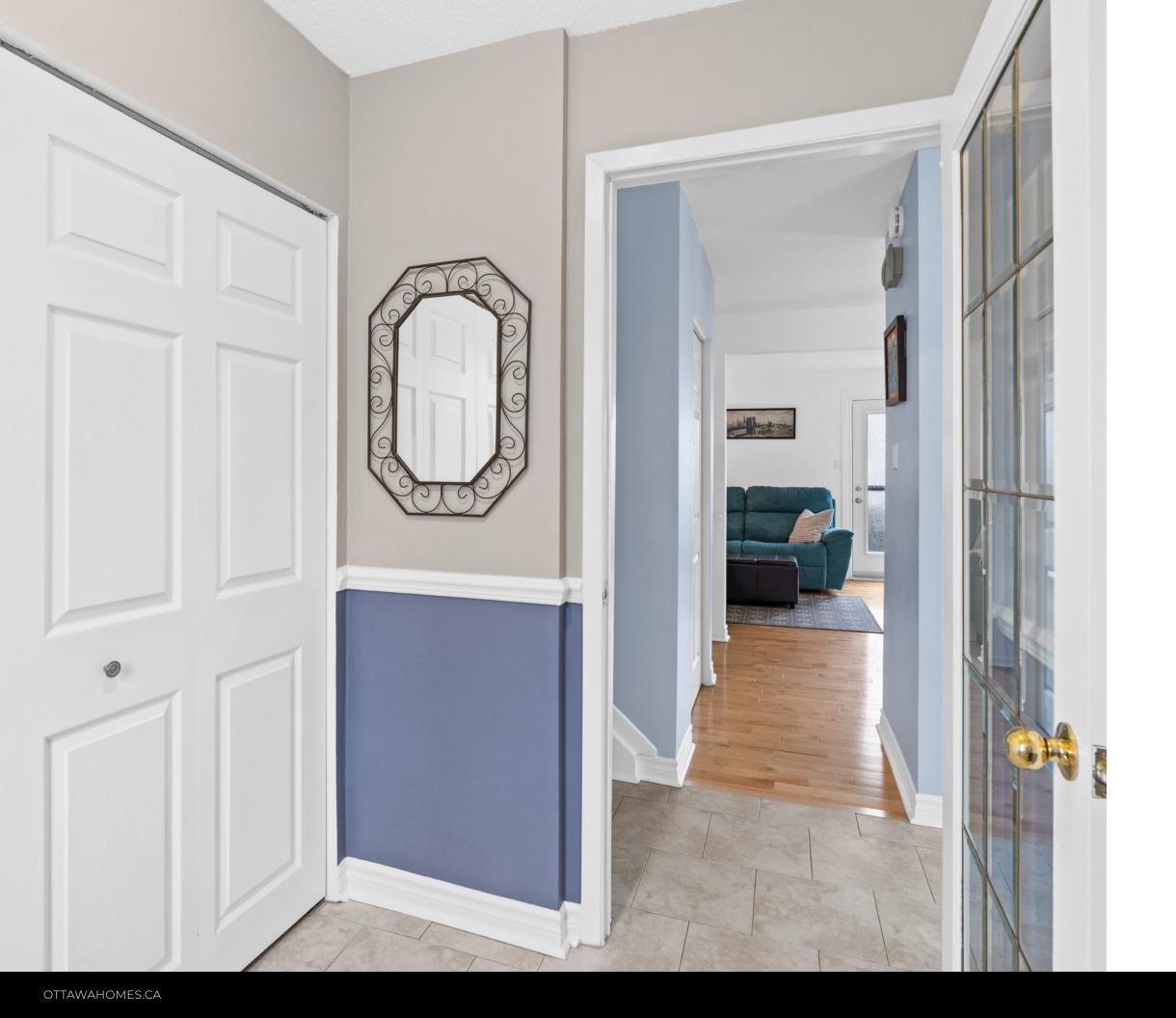




28McClintock.com

### 28 McClintock Way

🖳 3 BEDS | Թ 2 BATHS



## KATIMAVIK

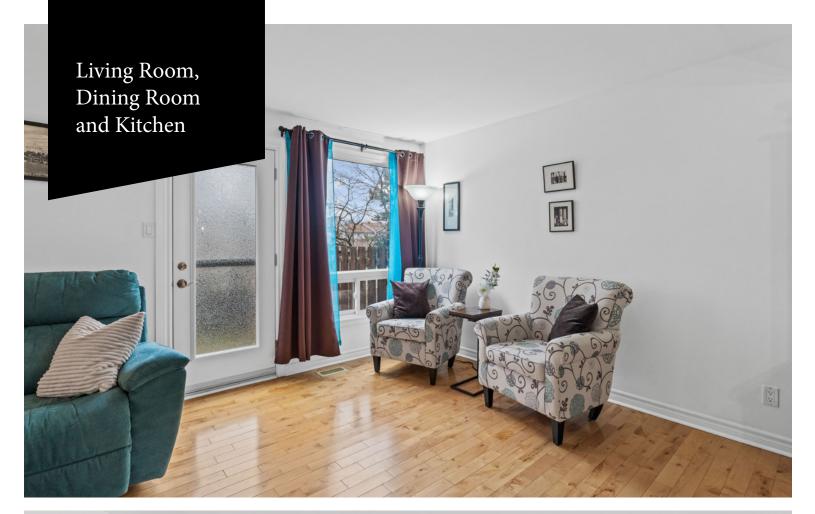
Conveniently located approximately 6 km from NDHQ Carling Campus! Set on a quiet residential street in an established area of Katimavik, offering the convenience of schools, parks, retail, and public transit nearby. This end-unit townhome boasts a functional floor plan with three bedrooms, two bathrooms, and a finished lower level that adds to the living space.

The main level is perfect for family living, with a bright, open concept design that flows from the living room and dining room. Highlights include hwd floors & a spacious kitchen with plenty of storage, granite countertops and tile backsplash.

The second level features three large bedrooms, an updated bathroom, and lowmaintenance laminate flooring.

This wonderful property comes complete with one parking space beside your front door, and a fully fenced backyard that incorporates a patio and easy-care artificial grass.

\*The Seller will cover the condo fees for the remainder of 2024\*





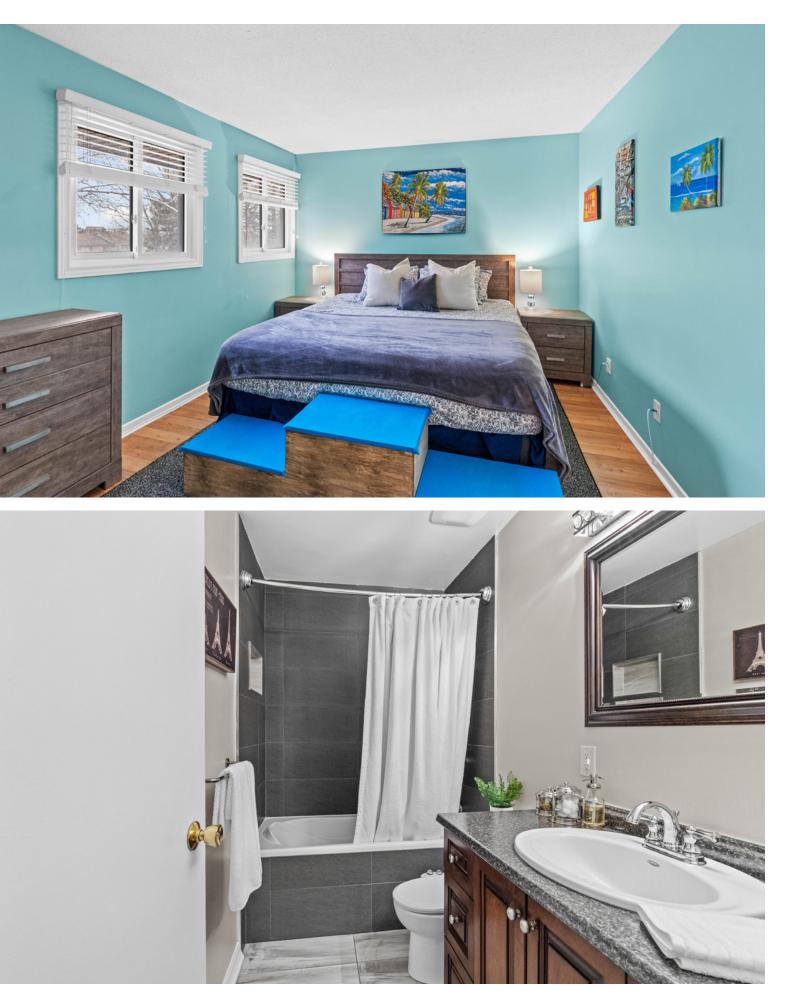






# Updates & Points to Note

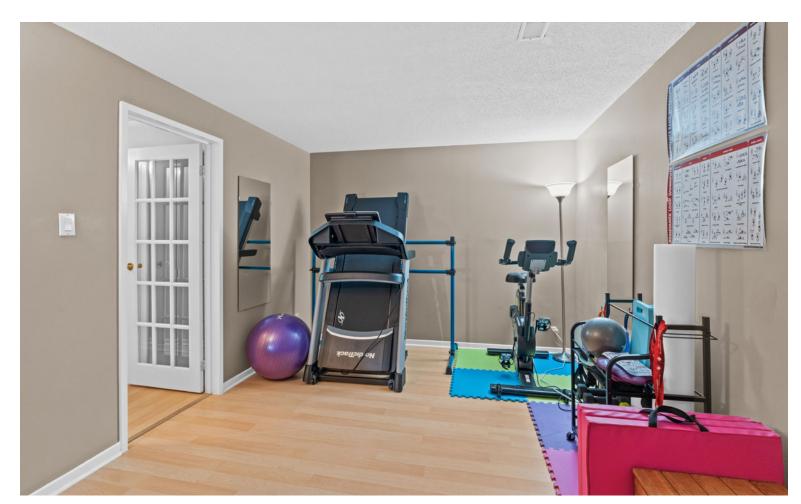
- A move-in ready, end-unit condominium with no rear neighbours.
- Tucked away on a quiet residential street, in an established community.
- Perfect for first time home buyers, investors, and downsizers.
- Located approximately 6km from the National Defence Headquarters (Carling Campus).
- Two bus stops are located steps from your door.
- · Central air conditioning.
- Front load washer and dryer combination (2021).
- Natural gas furnace (2020).
- \*The Seller agrees to pre-pay the condominium fees for the remainder of 2024. This is based on the current fee of \$571.21/month







Primary Suite, Bath and Additional Bedrooms



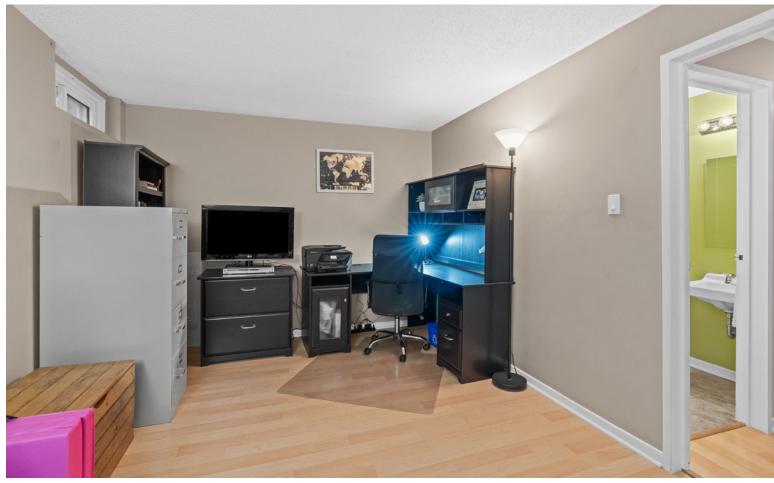
## Property Dimensions

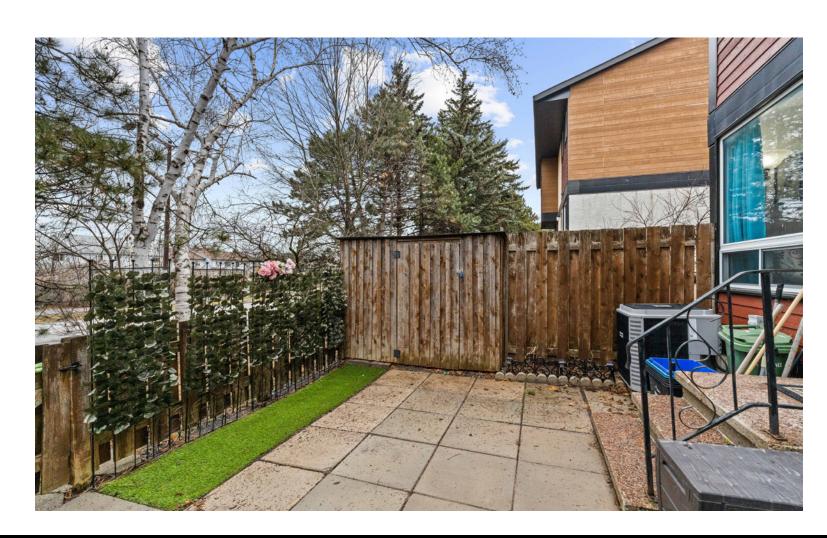
### Main Floor

Foyer: 5'7" x 6'8" Kitchen: 9'5" x 12'10" Living Room: 17'5" x 10'9" Dining Room: 12'6" x 5'5"

### Lower Level

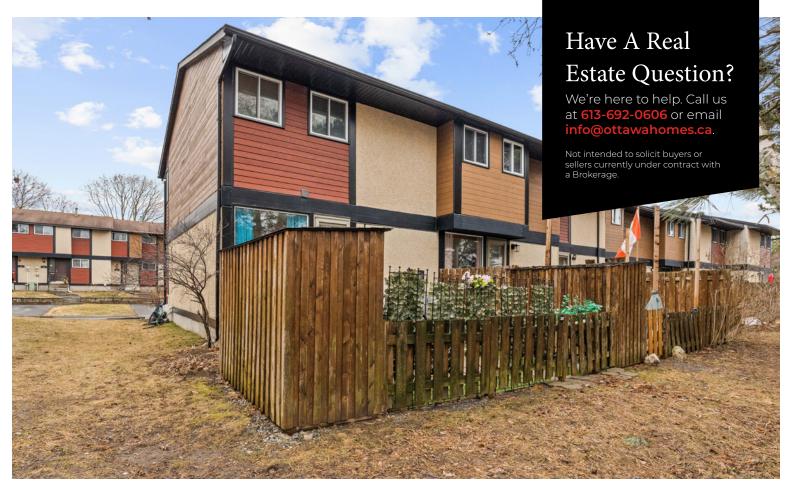
Recreation Room: 17'5" x 10'8" Bath: 4'7" x 5'1" Utility: 17'5" x 18'3"





Primary Bedroom: 15'0" x 10'8" Bedroom: 9'2" x 11'5" Bedroom: 7'11" x 9'8" Bath: 9'2" x 5'2"

Second Level



## It's All In The Details

#### Bedrooms: 3

Bathrooms: 2

**Property Type:** Two-Storey, Townhome

Neighbourhood: Katimavik

Taxes/Year: \$2,515.32 / 2023

Heating: Forced Air, Natural Gas

Year Built: 1977 / Approximately

**Utilities:** Approximate Hydro Expense: \$913 per year - 2023 expense. Approximate Enbridge Gas Expense: \$1,201.50 per year – 2023 expense (this amount includes the cost of the hot water tank rental).

**Condominium Fee Includes:** 

Building Insurance. Caretaker.

Snow removal in the common

areas. Garage pick up on weeks

Management Fee. Water/Sewer.

**Condominium Fee:** 

not done by the city.

\$571.21 per month

#### Inclusions:

Refrigerator. Stove. Dishwasher. Microwave hood fan. Washer. Dryer. Window blinds. Light fixtures. Curtain rods.

#### Exclusions:

Curtains. Basement refrigerator. Basement freezer. Wine rack in the basement.

#### **Rental Equipment:**

Enbridge/Enercare Hot Water Tank - \$27.15 per month.

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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