

FOR SALE



Wright
The **Team**

28McClintock.com

28 McClintock Way

3 BEDS | 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 low-maintenance 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

Living Room,
Dining Room
and Kitchen





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"

Second Level

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"

Lower Level

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





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: 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: \$571.21 per month

Condominium Fee Includes: Building Insurance. Caretaker. Management Fee. Water/Sewer. Snow removal in the common areas. Garage pick up on weeks not done by the city.

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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