



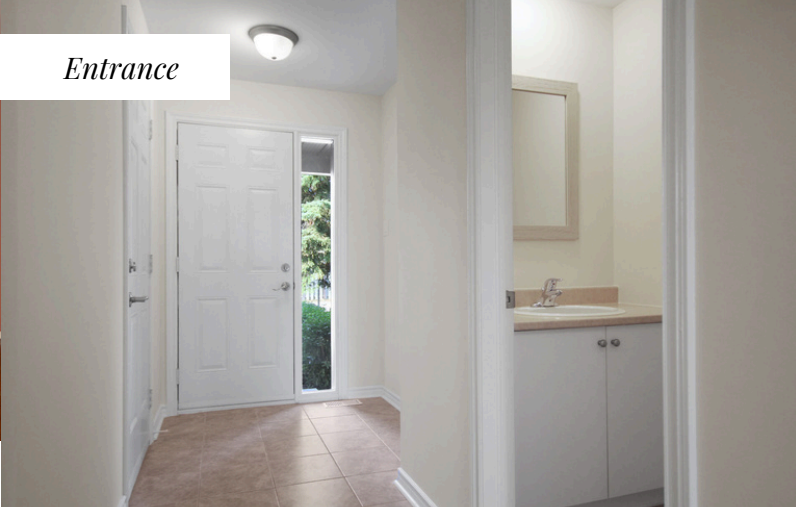
110 Clarkson Crescent

\$479,900

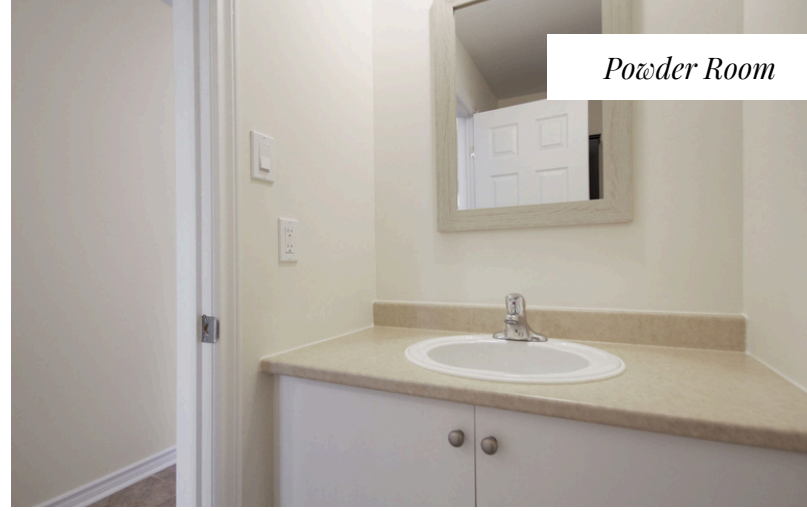
RE/MAX
Absolute Realty Inc.

Brokerage, Each Office Independently Owned and Operated.

Entrance



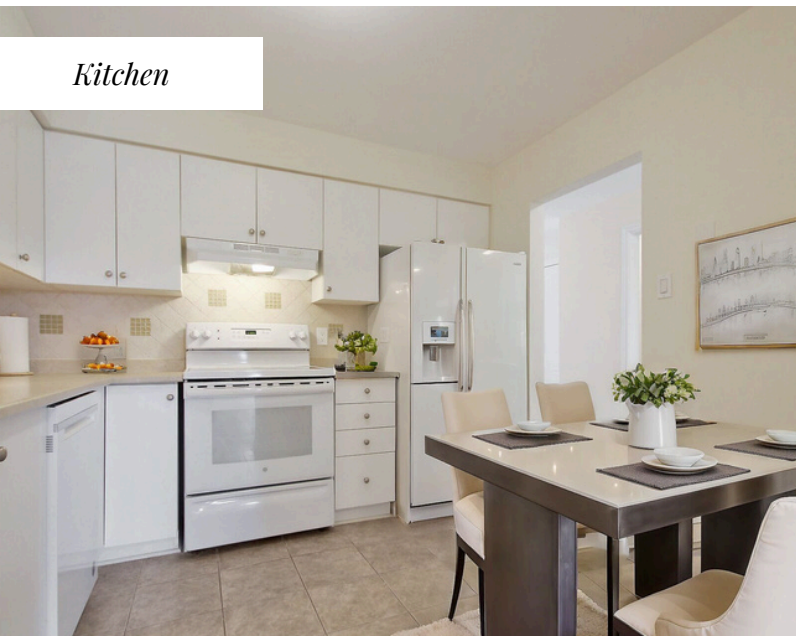
Powder Room



Kitchen



Kitchen



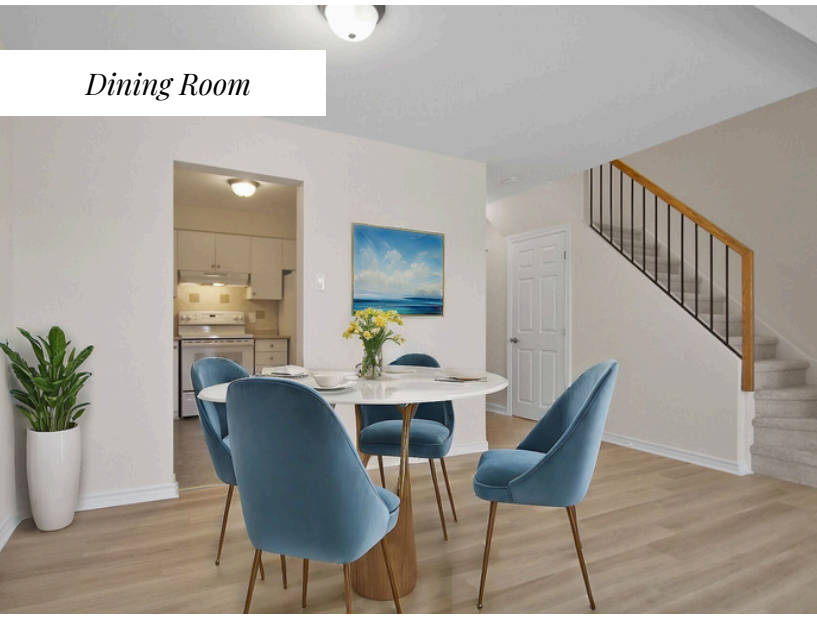
Eat-in Kitchen



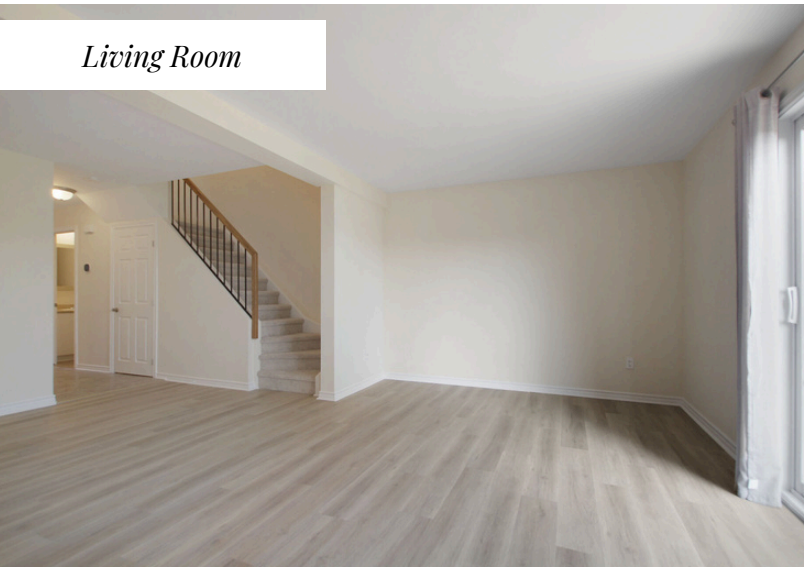
Home Details

- Offers being reviewed on this beautifully updated end unit 3 bedroom, 2.5 bath condo townhome in the heart of Katimavik on Wednesday, Sept 25th @ 5p.m.
- Beautifully upgraded with fresh neutral decor. Move in ready!
- Eat in kitchen offers plenty of cabinets & counter space & room for family table. Appliances; refrigerator, stove, hood fan & dishwasher.
- Spacious living room with cozy gas fireplace with mantle & patio door leading to yard with patio.
- Luxury Vinyl & tile flooring on main floor. New quality carpets on stairs & 2nd level.
- Upstairs features 3 generous sized bedrooms w/plenty of closet space & updated bathroom.
- The primary bedroom has large picture window overlooking the back, ample closet space with two closets & a 3-piece ensuite.
- Linen closet & family bath in hallway.
- New colonial style doors and handles throughout.
- Freshly painted through out including the basement floors.
- The Lower Level awaits your personal touches & offers a large area for future recreation room.
- Laundry area with upgraded washer/dryer & plenty of storage.
- Inside access to single garage.
- Plenty of visitor parking across the street.
- Walking distance to shopping, transit & amazing schools. Only five minutes to the 417.
- Well run condo.
- Updates include:
 - Freshly painted in neutral decor, 2024;
 - Luxury Vinyl flooring and carpeting, 2024;
 - Colonial doors and handles 2024;
 - Light fixtures 2024;
 - Hot Water Tank 2022;
 - Heat Pump 2023;
 - Furnace;
 - Updated kitchen & bathrooms (07)
 - Windows & Doors updated (07)
- Some pictures virtually staged.
- 24 hour irrevocable on all offers.

Dining Room



Living Room



Living Room



Living Room





Full Bathroom



Full Bathroom



2nd Bedroom



Room Dimensions

Main Level

Foyer: 5'4" X 5'3"
Kitchen: 9'11" X 9'10"
Dining Room: 14'2" X 8'1"

Powder Room: 6'11" X 3'6"
Living Room: 18'1" X 11'0"

Second Level

Primary Bedroom: 15'8" X 10'11"
2nd bedroom: 10'2" X 8'4"
3rd Bedroom: 10'1" X 9'5"

3-Piece Ensuite: 8'3" X 5'0"
Full Bathroom: 9'4" X 7'11"

Lower Level

Laundry/Utility Unfinished Basement: 28'3" X 17'7"

3rd Bedroom



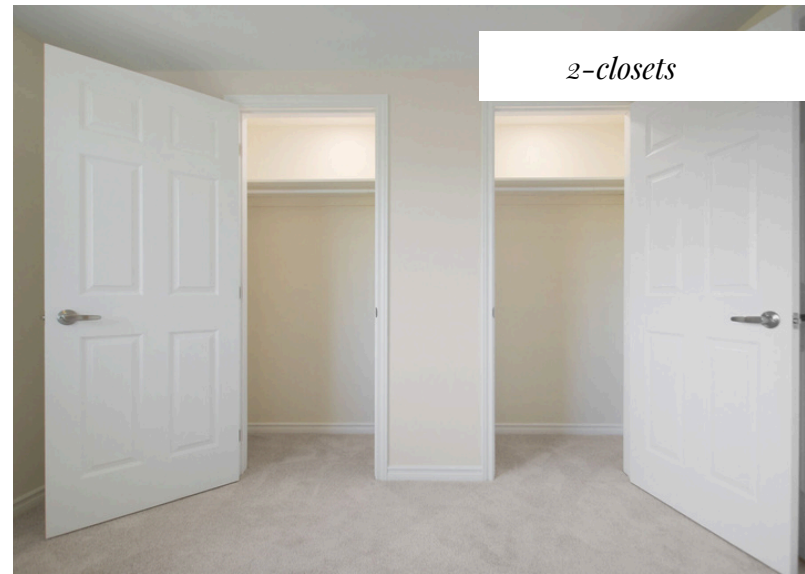
3rd Bedroom



Primary Bedroom



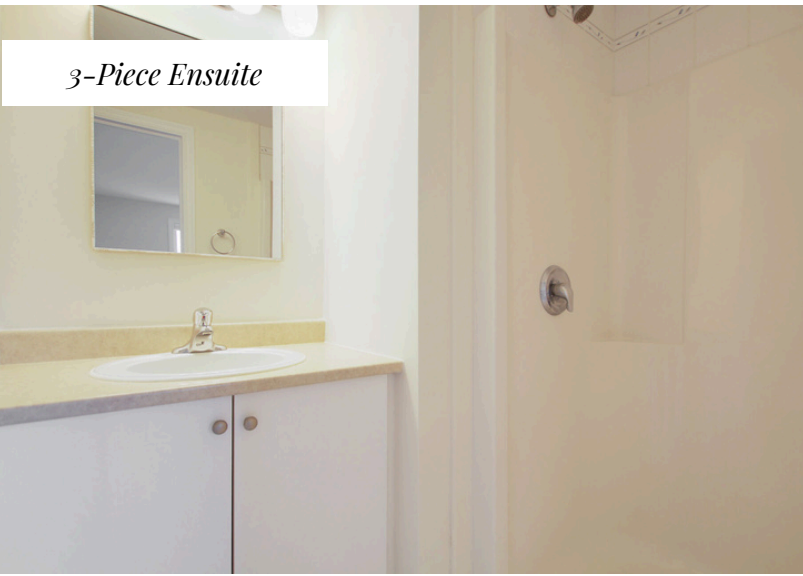
2-closets



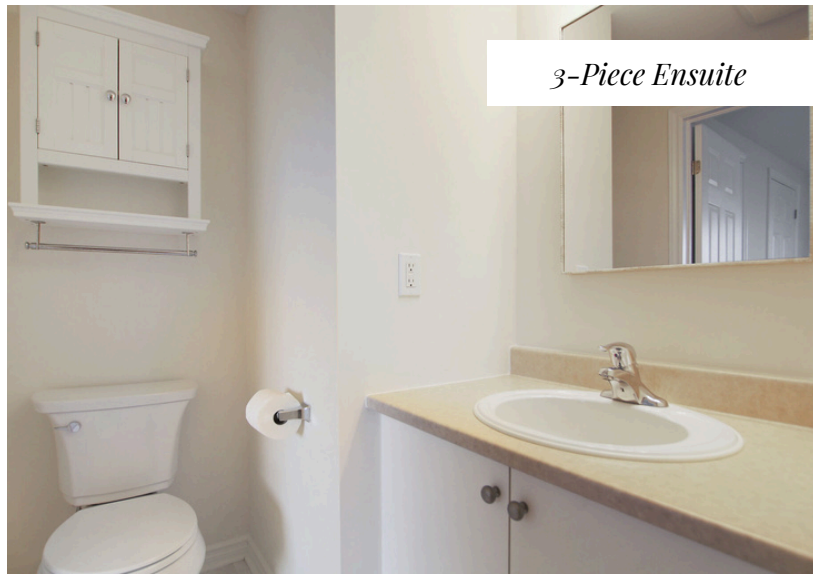
Primary Bedroom



3-Piece Ensuite



3-Piece Ensuite



Laundry



End Unit



Legal Information

Year Built: 1986 Approximately

Property Taxes: \$2,811.00/2024

Legal Description: UNIT 57, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 259 ; BLK A PL M211, AS IN SCHEDULE 'A' OF DECLARATION LT388693 ; KANATA S/T EASEMENT OVER PART 1 ON 4R22019 AS IN OC787791. less

Inclusions: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer, Drapery Tracks, Drapes, window blinds, all attached shelving, all attached light fixtures. hot water tank, auto garage door opener

Rental: None

Possession: TBD

Condo Fee: \$370.00/monthly

Pets Allowed: Yes

Fee Includes: Building Insurance, Management Fee, Water/Sewer

Backyard



Joanne Goneau
Broker of Record/Owner

The Joanne Goneau Team

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Information herein deemed reliable but not guaranteed.



Jordyn Reid-Stevenson
Broker