

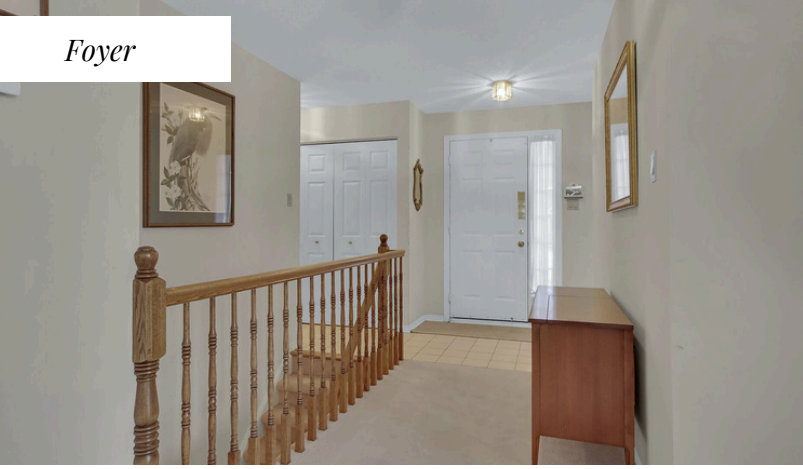


15 Pine Needles Court

\$614,999

RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.

Foyer



Living Room



Living Room



Dining Room



Information herein deemed reliable but not guaranteed.

Kitchen



Kitchen



Eating Area



Home Details

- Amberwood Village Stittsville worry free adult living on a quiet street.
- Large 2 bedroom bungalow end unit townhome with attached double garage. Solid home waiting for you personal touches.
- Visitor parking & mail next door.
- Lovely private backyard patio, a perfect space to sit out and enjoy the landscaped yard.
- Close to all amenities. Walk to Amberwood golf course, The Ale restaurant and plenty of shops on Hazeldean & Main street.

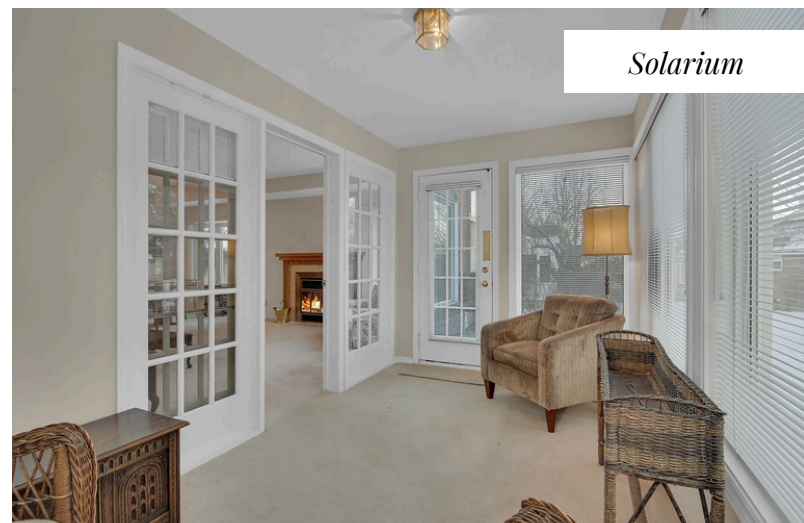
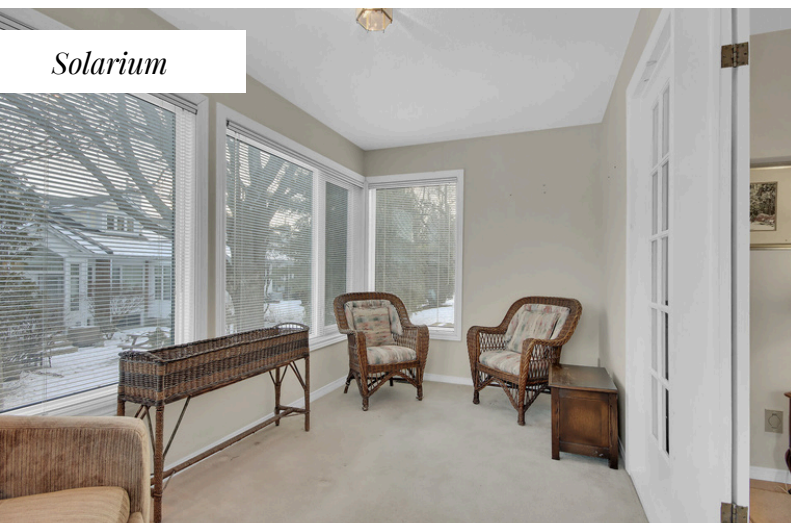
Home Details

Main Floor

- This model is one of the larger units on the street.
- Beautifully maintained home by long time owner in original decor.
- Enter the home into a foyer offering quality ceramic tiles and a coat closet.
- A bright kitchen with ample oak ample cabinetry, counters, large pantry, spacious eating area providing plenty of room for table & large bay window overlooking front yard.
- Huge living & dining room featuring wood fireplace with mantle. Large windows allow plenty of natural light to flood in.
- Open to bright & airy sunroom perfect for enjoying the view of nature & mature trees while relaxing or reading. Peaceful setting.
- The primary bedroom offers a large walk in closet and a double mirrored closet. This room can accomodate a king size bed with ample extra space.
- The 4-piece ensuite bath features a whirlpool tub/shower, large vanitywith cabinets & drawers, toilet & tile flooring.
- Second bedroom offers ample closet space & large window overlooking the front.
- Adjacent is a full bathroom offering quality ceramic tiles, a tub/shower with ceramic surround, vanity, medicine cabinet & toilet.
- Main floor laundry with full sized washer & dryer.
- Lovely private patio off sunroom.
- Outdoor entrance to double car garage.

Lower Level

- The Unfinished lower level offers potential for additional space and or future recroom with oversized windows. Great area for recroom, den and bath if desired or use for great storage, workshop area & hobby area.



Information herein deemed reliable but not guaranteed.

Main Bathroom



Bedroom #1



Room Sizes

Main Floor

Foyer - 11'6" x 5'2"
 Eating Area - 8'8" x 8'1"
 Living Room - 16'3" x 13'4"
 Primary Bedroom - 15'1" x 13'9"
 4-piece Ensuite - 12'0" x 7'9"
 Full Bathroom - 7'7" x 5'10"

Kitchen - 10'7" x 10'7"
 Dining Room - 9'2" x 8'4"
 Solarium - 13'5" x 7'8"
 Walk-in Closet - 5'11" x 5'7"
 Laundry Room - 6'8" x 5'4"
 Bedroom#1 - 14'3" x 11'3"

Lower Level

Storage Room - 47'3" x 12'2"

Utility Room - 40'8" x 12'1"

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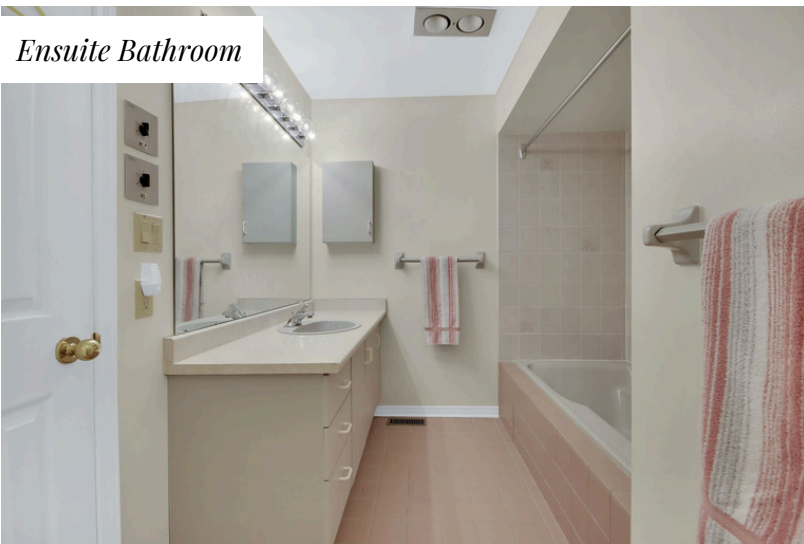
Primary Bedroom



Primary Bedroom



Ensuite Bathroom



Information herein deemed reliable but not guaranteed.

Year Built: 1988 Approximately

Property Taxes: \$4,269.97 2024

Legal Description: UNIT 8, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 492 ; PT BLK F, PL M250, PTS 1 TO 8 INCLUSIVE 4R7091, AS IN SCHEDULE 'A' OF DECLARATION LT666244; EXCEPT LT667603 ; S/T LT667604 GOULBOURN

Inclusions: Stove, Dishwasher, Dryer, Microwave, Hood Fan, Refrigerator, Washer, Ceiling Fan, Auto Garage Door Opener, Drapery Tracks, Window Blinds

Condo Fees: \$605 per month

Condo Fees Include: Building Insurance, Reserve Fund, maintenance, snow removal

Pets: Allowed with restrictions

Security: Alarm system

Utility Costs (approx) for 2024:

Hydro Ottawa \$954.00/year;

Enbridge Gas: \$896.35/year;

Reliance \$36.30 /month, HWT (2013) rental \$22.13/month + heating maintenance plan \$9.99 + tax.

Possession: Estate sale, probate is complete so flexible on closing.

Updates: Newer Windows and Roof by condo. Furnace Nov 2015

Laundry Room



Back yard



The Joanne Goneau Team

Joanne Goneau, Broker of Record/Owner

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