

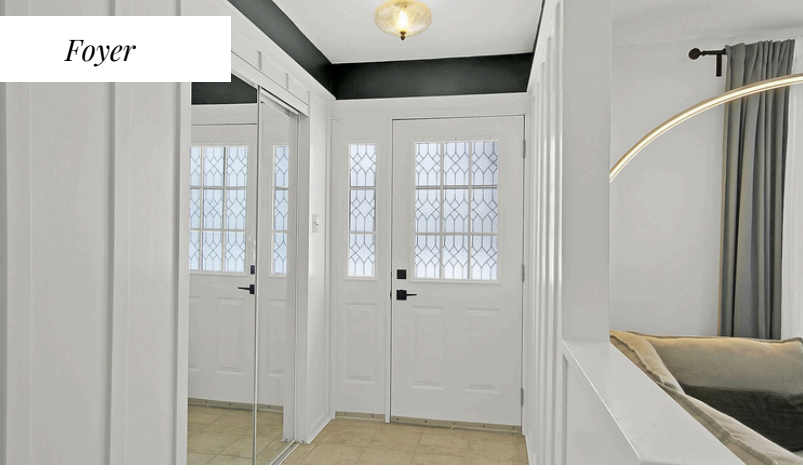


*16 Coldstream Drive*

\$519,900

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

Foyer



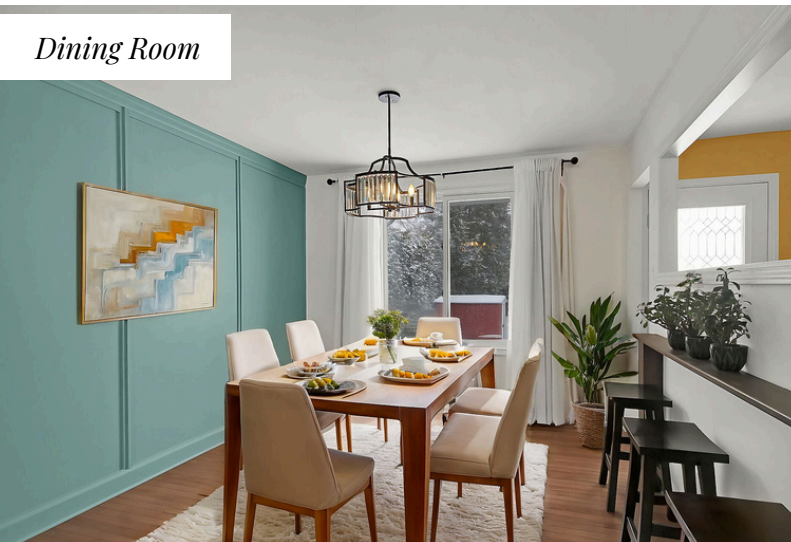
Living Room



Living Room



Dining Room

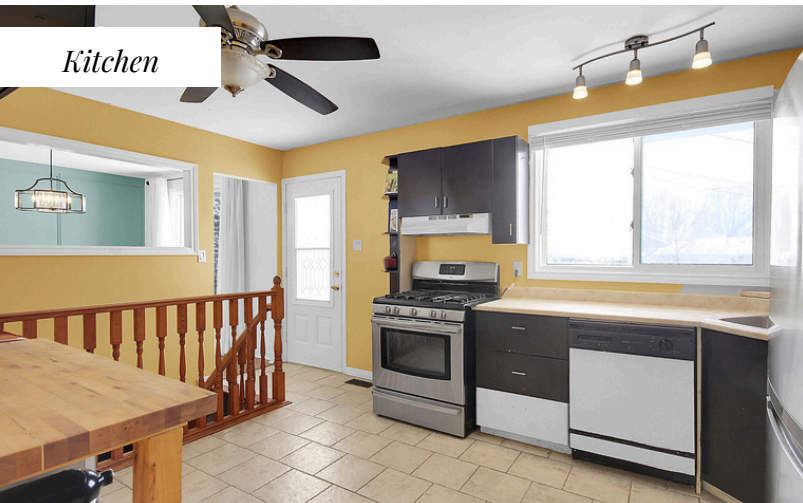


Information herein deemed reliable but not guaranteed.

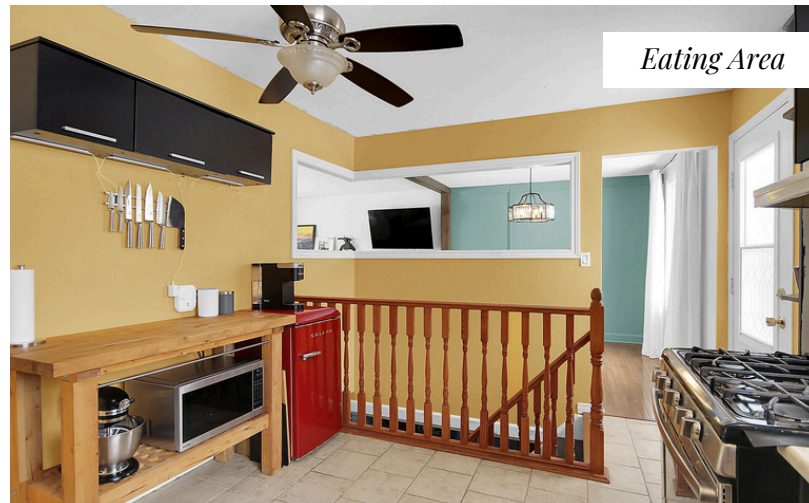
*Kitchen*



*Kitchen*



*Eating Area*



## *Home Details*

- This charming 3-bedroom, 2-bathroom bungalow is situated in the peaceful and sought-after community of Munster Hamlet.
- Situated on a quiet street, this home is just a short drive from Richmond, Carleton Place and Stittsville, providing easy access to local amenities.
- The fully fenced backyard provides a private retreat, perfect for enjoying peaceful moments by the campfire or allowing pets to roam freely.
- The nearby community center offers a variety of activities, including fitness classes and playgroups.
- Munster also benefits from OC Transpo service, with convenient access to shopping, dining, & entertainment in nearby Stittsville, Kanata, or Richmond.

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# Home Details

## Main Floor

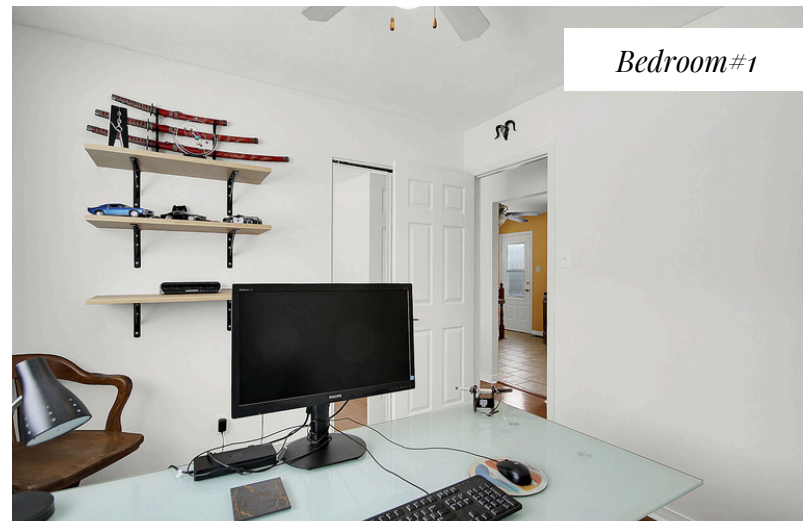
- Enter the home into a foyer offering quality ceramic tiles and a coat closet.
- This home offers a warm and inviting atmosphere with hardwood and ceramic flooring on the main level.
- The open-concept living and dining areas offer an inviting and spacious setting, ideal for both family gatherings and entertaining guests. The living room features a sophisticated gas fireplace with an elegant mantel, complemented by a large window that provides a picturesque view of the front yard.
- The well-appointed kitchen offers ample cabinet and counter space, a convenient pantry cupboard, and a generously sized eating area. It comes fully equipped with a gas stove, hood fan, refrigerator, and dishwasher.
- The large deck is ideal for outdoor gatherings, offering plenty of space to entertain family & friends.
- The spacious layout includes 3 generously sized bedrooms, each with ample closet space and plenty of natural light streaming through large vinyl windows.
- The full bathroom offers a vanity with sink and cabinet, updated tub with tile surround, toilet and tile flooring, plus a window.

## Lower Level

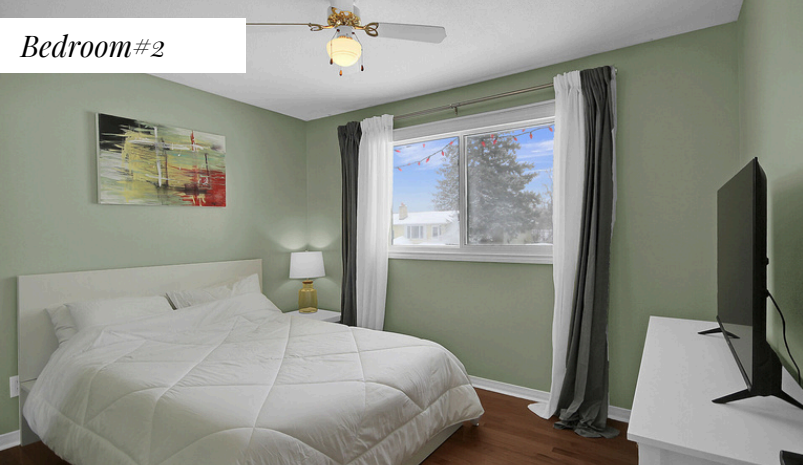
- The lower level of the home is designed for comfort and functionality, with a cozy family room and a recreation area.
- A second 3-piece bathroom, which will include a new toilet installed by the owner.
- There is also significant potential to add an additional bedroom if desired, along with a spacious laundry area and ample storage space.
- Recent updates include a newer gas furnace, hot water tank and water softener, ensuring efficiency and peace of mind for the new owner.
- The seller is open to discussing the option of buying out the furnace on closing, or the buyer may choose to assume the furnace rental at a low monthly fee for added convenience.



*Bedroom#1*



*Bedroom#1*



Bedroom#2



Bedroom#2

## Room Sizes

### Main Floor

Foyer - 8'6" x 4'5"  
 Dining Room - 10'6" x 10'0"  
 Primary Bedroom - 13'10" x 11'2"  
 Bedroom#1 - 10'0" x 9'7"

Living Room - 15'9" x 12'11"  
 Kitchen - 15'6" x 10'1"  
 Full Bathroom - 10'1" x 4'10"  
 Bedroom#2 - 11'10" x 9'7"

### Lower Level

Recreation Room - 21'11" x 12'6"  
 Family Room - 19'7" x 9'7"  
 Gym Area - 10'6" x 11'2"

Hobby area - 9'0" x 10'6"  
 3-Piece Bath - 10'10" x 4'10"  
 Laundry Room - 22'5" x 11'7"

Information herein deemed reliable but not guaranteed.

*Primary Bedroom*



*Primary Bedroom*



*Full Bathroom*

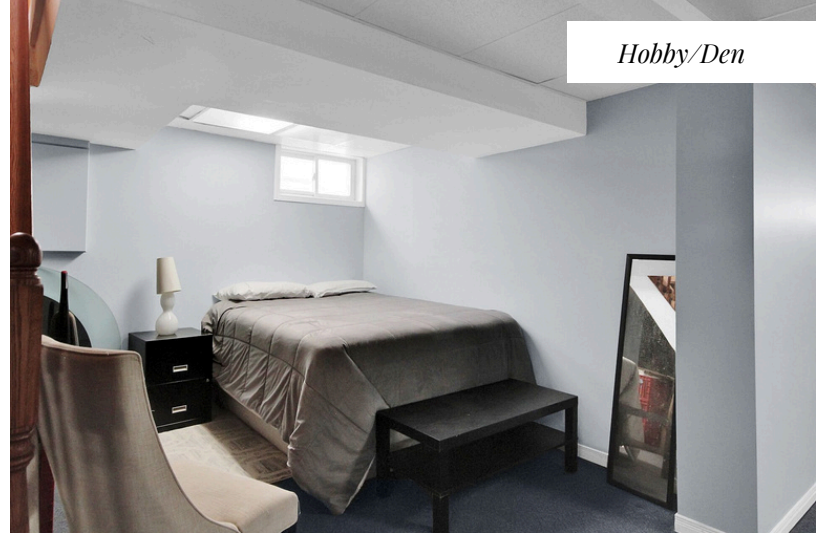


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*Recreation Room*



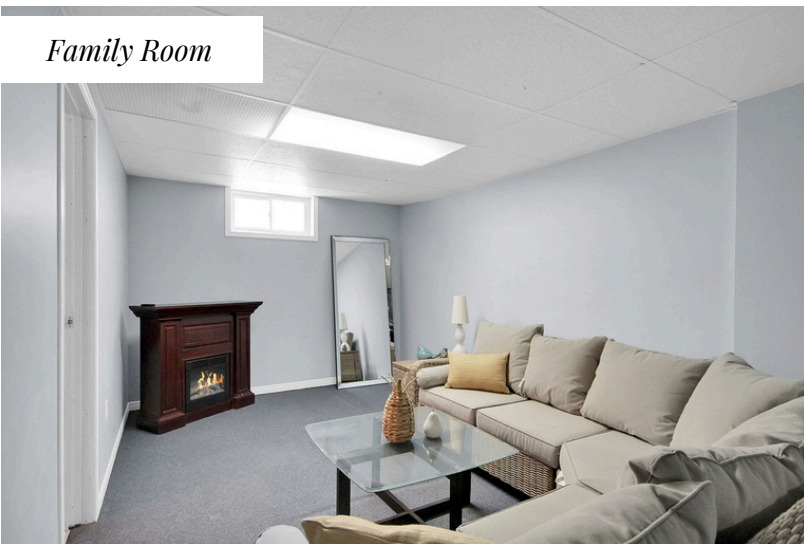
*Hobby/Den*



*Recreation Room*



*Family Room*



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## Home Details

**Year Built:** 1971 Approximately

**Property Taxes:** \$ 3,252.81/2024

**Legal Description:** LT 123, PL 853 ; S/T CT122501 GOULBOURN

**Lot Size:** 65 feet x 126 feet approximately

**Inclusions:** Gas Stove, Dishwasher, Dryer, Microwave, Hood Fan, Refrigerator, Washer, Freezer in basement, all light fixtures, all window treatments, Ceiling Fans, central air, sump pump, shed

**Rental:** Furnace 2022, HWT 2019, Water softener - Costs: HWT \$34.95/month; furnace \$100.15/month; water softener \$33.15/month

**Note:** Owner may buy out furnace on closing . HWT and water softener will remain rental

**Possession:** TBD/Flexible

*3-piece Bathroom*



*Back yard*



The Joanne Goneau Team

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