

200 Kinloch Court
Stonebridge

\$1,164,999

Nina TACHUK
REALTOR®

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Additional Information

Legal Description:

LOT 149, PLAN 4M1423 SUBJECT TO AN EASEMENT IN GROSS OVER PART 109 ON PLAN 4R2020 AS IN OC1215819 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2026/06/16 AS IN OC1329937 CITY OF OTTAWA

Notable Features:

- Deck 2020
- Builder upgraded closets with custom cabinetry
- Gourmet Eat-In Kitchen
- Quartz Countertops in Kitchen and all Bathrooms
- Upgraded light fixtures
- Entire home painted in 2024
- Dining Room Wainscotting 2023
- Washer 2022
- Dryer 2024
- Refrigerator 2023
- Powder Room Upgrade 2024
- 9' ceilings on Main Level
- Large, Corner Lot
- Fully Fenced Backyard
- No Rear Neighbours
- Quiet, Child-Friendly Court, Steps to Amenities
- Hot Tub 2022

Included:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer
- Dryer
- All Light Fixtures
- All Window Treatments
- Auto Garage Door Opener & Remote
- Furnace De-Humidifier
- HRV
- Gazebo
- 1 Shed
- Central Vac, Drum & Accessories
- Programmable Permanent LED Exterior Lights

Excluded:

- Basement Refrigerator
- Mini-fridge
- Garage Cabinets

Negotiable:

- Hot Tub

Approximate Utilities for 2023:

- Water \$150 per quarter
- Gas \$128 per month on equal billing
- Hydro \$126 per month

Property Taxes 2024:

- \$8,749