

NANCY BENSON PRESENTS...  
Sales Representative



# 70 EDENVALE DRIVE, UNIT 148

"VILLAGE GREEN"



  
**KELLER WILLIAMS**  
OTTAWA REALTY LTD.

BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

610 BRONSON AVENUE • OTTAWA • ONTARIO • K1S 4E6  
DIRECT: 613.747.4747 • PHONE: 613.788.2554 • FAX: 613.788.2555  
WEB: [www.nancybenison.com](http://www.nancybenison.com) • EMAIL: [nancy@nancybenison.com](mailto:nancy@nancybenison.com)

# 70 EDENVALE COURT, UNIT 148

## \$204,000

This modern terrace home has a wonderful southern exposure and overlooks "Billy Bishop Park." Light and bright, the unit is neutrally decorated and offers a wonderful open concept design. Features include ample sized bedrooms, oversized bathroom with "Roman" soaking tub and separate glass shower.

The lower level also has a great room with an inviting gas fireplace, two banks of windows and 19' ceiling height - the perfect place for lounging! Easy access to public transit allows the home owner to commute easily to work or leisure activities. For amenities - theatres, groceries and miscellaneous shopping - the Kanata Centrum is only a short drive west along Campeau Drive. Wonderful easycare living at its best in the heart of Kanata!

### DISTINCTIVE FEATURES

- Great family area, close to parks and playgrounds, as well as schools
- Handsome brick exterior with maintenance free vinyl siding accent
- Private deck off kitchen, facing south
- Convenient parking in front of unit (complete with electric plug-in)
- Open concept living & dining room
- Smart wired for highspeed, internet, cable & telephone
- Two storey family room with corner fireplace, oak mantle, ceramic hearth & surround
- Bright well designed eat-in kitchen with easy care sheet flooring
- Convenient main floor laundry (accommodates full sized washer and dryer) and separate storage closet
- Rough-in for central air conditioning to add additional comfort during the summer months
- Exciting 1380 sq. feet "loft" style unit, vinyl thermo-pane windows, oak handrails and spindles on staircase and brushed chrome door hardware

### MAIN LEVEL

|                                  |   |   |  |
|----------------------------------|---|---|--|
| <b>Foyer:</b><br>5'5" x 4'7"     | Ceramic tiled floor   | <b>Living/Dining Room:</b><br>18'2" x 15'4" | Wall to wall pearl gray broadloom, overhead light in dining area |
| <b>Powder Room:</b><br>6'7" x 3' | Ceramic tiled floor, pedestal sink, exhaust fan   | <b>Hallway:</b>                             | Extra deep clothes closet  |
| <b>Kitchen:</b><br>10'2" x 9'    | Sheet floor, light oak kitchen cabinets, fridge, stove, dishwasher, hoodfan (frigidaire), ceramic backsplash, micro shelf, double sink, vegetable sprayer | <b>Eat-in Area:</b><br>9'5" x 8'3"          | Sheet floor, double door to south-facing terrace                 |
| <b>Pantry:</b><br>3' x 2'        |   | <b>Laundry:</b><br>5'1" x 3'6"              | Sheet floor, shelf for storage above washer & dryers             |

### LOWER LEVEL

|  |  |                                       |  |
|--|--|---------------------------------------|--|
| <b>Family Room:</b><br>19'3" x 12'2"             | Wall to wall pearl grey broadloom, "Lennox" gas fireplace, oak mantle, 2 banks of windows  | <b>Hallway:</b>                       | With linen closet  |
| <b>Master Bedroom:</b><br>14'7" x 9'7"           | Wall to wall pearl gray broadloom, 9' ceiling height, overhead light fixture   | <b>Walk-in Closet:</b><br>4'5" x 4'5" |  |
| <b>Bathroom (Cheater Ensuite):</b><br>10' x 9'7" | 4-piece, ceramic tiled floor, separate shower with ceramic surround, oversized soaking tub with ceramic surround, exhaust fan, oak vanity and medicine cabinet | <b>Bedroom:</b><br>11'2" x 9'4"       | Wall to wall pearl gray broadloom, double clothes closet, overhead light fixture |
| <b>Furnace Room:</b>                             | Storage room (under stairs), "Lennox" furnace, rough-in for air conditioning only, smart wired, rented hot water tank  |                                       |  |

# 70 EDENVALE COURT, UNIT 148

## “VILLAGE GREEN”



### PROPERTY DETAILS

|                           |  |
|---------------------------|--|
| <b>Legal Description:</b> | UNIT 3, LEVEL 1, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 754   |
| <b>Taxes:</b>             | \$2,243.94 (2007)  |
| <b>Builder:</b>           | Richcraft Homes  |
| <b>Model:</b>             | The Cloverdale   |
| <b>Age:</b>               | Approximately 2007   |
| <b>Condo Fees:</b>        | \$173.00 Fees include: guest parking, water/sewer, snow removal, landscaping, building insurance, reserve fund contribution, management fees (budget currently under review) |
| <b>Parking:</b>           | 1 space, No. 7A  |
| <b>Heating:</b>           | Forced Air, Natural Gas  |
| <b>Inclusions:</b>        | Fridge, stove, hoodfan, microwave, dishwasher, washer, dryer, all light fixtures as presently installed, all window coverings as presently installed                         |
| <b>Exclusions:</b>        | None   |
| <b>Rental Equipment:</b>  | Hot water tank   |
| <b>Possession:</b>        | To be arranged   |

The enclosed information is believed to be accurate, but it is not warranted