



# FloydTeam.ca

REAL ESTATE KEPT REAL

## Welcome to 239 Pickford



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## 239 Pickford Dr

Experience the epitome of turnkey and low maintenance living in Kanata's desired Katimavik neighborhood. This meticulously updated condominium townhouse offers a maintenance-free lifestyle and intelligently designed spaces. With a bright and spacious white kitchen, open living/dining area, and a fully fenced backyard with a wood deck, entertaining is effortless. The second level features a rejuvenated 4pc bath, expansive primary bedroom, and two well-sized bedrooms adorned with premium laminate flooring. The fully finished basement showcases a 2pc bath, storage/laundry room, and an ample rec room. Don't wait on this gem nestled in a premium neighbourhood surrounded by trails, public transportation, quick access to 417, and surplus of amenities.

### ROOM MEASUREMENTS

#### Main Floor

Foyer:	6'3" x 6'10"
Living Room:	18'2" x 10'11"
Dining Room:	7'10" x 9'3"
Kitchen:	7'2" x 9'10"

#### Second Floor

Primary Bedroom:	10'4" x 12'10"
Bedroom 2:	13'6" x 7'5"
Bedroom 3:	10'4" x 9'7"
Full Bathroom (4PC):	7'8" x 7'6"

#### Basement

Recreation Room:	18'4" x 12'11"
Bathroom (2PC):	2'7" x 3'10"
Laundry/Storage Room:	9'4" x 7'10"
Utility Room:	4'8" x 10'5"

### ITEMS OF NOTE

- 1978 Condominium Townhouse, 1 Surfaced Parking Spot: #121 (can rent additional)
- Poured concrete foundation
- Hot water tank: Rental (2019) Reliance Home Comfort
- Heating: Forced Air Natural Gas (2010),
- Cooling: Central
- Inclusions: Refrigerator, Stove, Dishwasher, Microwave/Hood-Fan (as-is), Washer (2023), Dryer, Window Coverings and Hardware, Refrigerator in Basement, Bookshelves & TV Stand in Basement
- Exclusions: None
- Expenses: 2023 Final Tax Bill \$2234.69, Gas \$90/m, Hydro: \$76/m, Hot Water Tank Rental Fee: \$19.74/month, Condo Fee: \$390/m
- To Note: Microwave/Hood-Fan functions but clock/timer is not accurate, Washer works but is older and noisy

### UPDATES

- 2022 - Basement Painted
- 2021 - Bath-fitter Bath Installed
- 2020 - Backyard Deck
- 2019 - Main Floor Hardwood Sanded, Refinished
- 2019 - Professional Painting Main and Upper

## Main Level Information

**FOYER/HALLWAY:** Bright foyer entrance with transom window and decorative door with glass panel inlay. Easy clean vinyl flooring, single overhead light fixture, bi-fold sliding closet provides storage for jackets and shoes and the hallway contains an additional sliding closet for extra storage.

**LIVING ROOM:** Expansive living room features refinished light hardwood floors, neutral painted walls, and provides backyard access through the patio doors.

**DINING ROOM:** Conveniently located directly off the kitchen and adjacent to the living room, the dining room also features light hardwood floors and overhead dimmable light fixture.

**KITCHEN:** L-Shaped kitchen with abundance of white shaker style cabinetry, drawers, and shelves with brushed steel hardware, plenty of counter space for prep, easy to clean vinyl floors, double sink with dual function faucet with double window overlooking the front yard. Includes the overhead light fixture, stove, refrigerator, dishwasher, and microwave/hood-fan.





## Second Level Information

**STAIRCASE/HALLWAY:** Berber carpeted staircase with white railings lead to the second level sleeping quarters. The hallway features light laminate flooring and overhead light fixture.

**PRIMARY BEDROOM:** Extremely spacious primary bedroom retreat easily accommodates a king size bed, with overhead light fixture, double closet with built in shelving, light laminate floors, and double window providing natural light.

**BEDROOM 2:** Well-sized bedroom located at the back of the home with overhead light fixture/ceiling fan, double sliding closet for storage, laminate floors, and double window.

**BEDROOM 3:** Also, well sized and features overhead light fixture, laminate flooring, double closet with shelving and rod, and double window.

**BATHROOM (4PC):** Rejuvenated bathroom, white, bright & clean. Premium ceramic tile flooring, box vanity with white cabinetry and drawers with brushed steel hardware and composite counters, bonus medicine cabinet for storage with mirrored front, overhead track lighting, toilet, access to linen closet and tub shower combo.





## Basement Information

**STAIRCASE:** Light berber carpeted staircase with white railings and overhead light fixture leads to the fully finished basement.

**RECREATION ROOM:** Extending the family living space, the large rec room has light laminate flooring, two overhead light fixtures, and is currently setup as both a home office and entertainment space.

**BATHROOM (2PC):** Conveniently located two pc bathroom with white box vanity with brushed steel hardware, decorative light/mirror, and toilet.

**STORAGE/LAUNDRY ROOM:** Organized laundry and storage space includes built in wooden shelves, overhead cabinetry, utility sink, and front-loading Samsung Washer and Dryer.

**UTILITY ROOM:** Houses the furnace with humidifier, and hot water tank. Just beyond the utility room you will find the always convenient extra storage under the stairs.



## Lot, Exterior & Patio Description

Turnkey and low maintenance condominium townhouse located in Katimavik in the heart of Kanata. The exterior features classic redbrick, stucco, and siding exterior with tastefully contrasting dark brown roof, decorative front door, and landscaped front garden. The private backyard is designed for a maintenance free lifestyle with a 10x12 wood deck, gardens at the rear, and interlocked stone pad. One surfaced parking spot #121 with plug-in for engine block heater, and plenty of visitor parking available.

