

120 Robson Court

\$ 183,900

Great condominium lifestyle in this premier Kanata Lakes neighbourhood. Nicely located on a quiet court, this unit is within walking distance of the Kanata Centrum, Kanata Lakes Golf course, public transportation, walking trails and within easy access to the Queensway. This 2bedroom condominium apartment with large balcony has an open design floor plan with both bedrooms nicely separated from each other – perfect for guests, and is bright with many large windows. Enjoy beautifully landscaped grounds in the summer and complete snow clearing in the winter.

- Beautifully landscaped front grounds with trees and shrubs
- Interlocking brick walkway leads to a covered entrance
- Wide entrance foyer has ceramic flooring, double closet and direct access to one owned indoor parking space right outside access door
- Stairs to the main level are carpeted and have an oak hand rail
- The open design living and dining area is carpeted and has patio door access to a large balcony
- Functional kitchen with double sink, pantry wall and microwave shelf. Direct access to laundry/storage room
- The master bedroom is carpeted and features a large closet and wide bay window
- The second bedroom is carpeted and is presently used as a den
- The spacious four-piece bathroom features easy-care flooring, large corner soaker tub and separate glass shower plus linen closet
- Some areas just repainted.
- Two parking spots, one inside with direct access from foyer, and the other at the front door
- Heating for past year was \$462 .

for a photo tour, visit....

www.bernicebartlett.com

Main Level

Foyer

Second Level

Living Room	12' x 11'
Dining Room	13' x 7'
Kitchen	9'11" x 8'
Master Bedroom	13'4" x 10'8"
Bedroom #2	10'5" x 8'
Bathroom	4 Piece
Laundry/Storage	
Balcony	

General Information

Year Built	1996 Approx.
Legal	CCP 574, Level 1
Description	Unit 5, Level 1 Unit 11

Property

Mgmt: Condo Property Management

Condo Fee \$150.38

(Fee includes caretaker, building insurance, management, complete snow removal)

2007 Taxes \$2421

Parking 2 spots

Heating F/Air Natural Gas

Central Air Yes

Inclusions: Dishwasher, stove, hood fan, washer, dryer, window blinds, alarm system, remote control for garage

Rented: Hot water tank

Possession: To be arranged

for more info, call ...

Bernice Bartlett

Sales and Buyer Representative

(613) 592-6400