

# Welcome to 44 Grand Harbour Ct.

Fabulous end unit 2 bedroom bungalow, tastefully decorated throughout. Features a large eat-in kitchen with lots of counter/cupboard space & pantry. Spacious open concept living/dining rooms with gas fireplace & crown moulding. Fantastic sunroom off living room with access to backyard & patio. Master bedroom has a 4 piece ensuite & walk in closet. Full bathroom with double shower. Double garage with inside entry. Partially hedged backyard with patio.

## Room Dimensions

### MAIN LEVEL

Living Room	Main	16.01 X 13.06
Dining Room	Main	13.04 X 12.00
Kitchen	Main	10.06 X 9.06
Eating Area	Main	14.04 X 9.07
Sunroom	Main	11.06 X 8.01
Master Bed	Main	14.09 X 12.04
Ensuite Bath	Main	4 piece
Bedroom 2	Main	11.04 X 10.08
Full Bath	Main	3 piece
Laundry	Main	

### BASEMENT

Computer Nook	Basement
Utility/Storage	Basement

## Property Details

<b>List Price:</b>	\$ 312,500
<b>Year Built:</b>	1990 approx.
<b>Taxes:</b>	\$3284/2009
<b>Heating:</b>	Forced Air Gas - Air Conditioning
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	2 Garage Attached + Driveway
<b>Possession:</b>	December 2009
<b>Condo Fees:</b>	\$335.00 mth - includes Management, Caretaker, Building Insurance, Snow Removal

## Special Features

### **Exterior appeal:**

- \* Located on a quiet court in an adult oriented neighbourhood in Amberwood Village
- \* Adult lifestyle and carefree living
- \* Conveniently located close to public transit, shopping, and the Amberwood Village Golf & Country Club
- \* Double attached garage with inside entry
- \* Partially hedged backyard with patio
- \* Roof resingled 2008

### **Interior appeal:**

- \* Tastefully decorated with newer carpet throughout
- \* Large eat-in kitchen with ample cupboard space, counter space, pantry cupboards, under counter lighting, newer countertops and flooring
- \* Convenient main floor laundry
- \* Spacious open concept living/dining room with crown mouldings and gas fireplace
- \* Lovely sunroom with access to rear patio
- \* Master bedroom features a walk in closet and a 4 piece ensuite bathroom
- \* Good sized second bedroom
- \* Refurbished full bathroom with updated double shower
- \* Cozy computer nook at the base of the stairs
- \* Furnace 2009, Central Air Conditioning 2006

**Inclusions:** Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, Alarm System, Auto Garage Door Opener + Remote, Central Vac, All Window Coverings, All Existing Light Fixtures

**Exclusions:** Freezer

**\*\*Taxes as per City Of Ottawa Tax Estimator**

All above mentioned information is believed to be accurate but is not warranted.