

FOR SALE



The Wright Team

1119KStittsvilleMain.com

1119 K Stittsville Main Street

2 BEDS | 1 BATHS



STITTSVILLE, JACKSON TRAILS

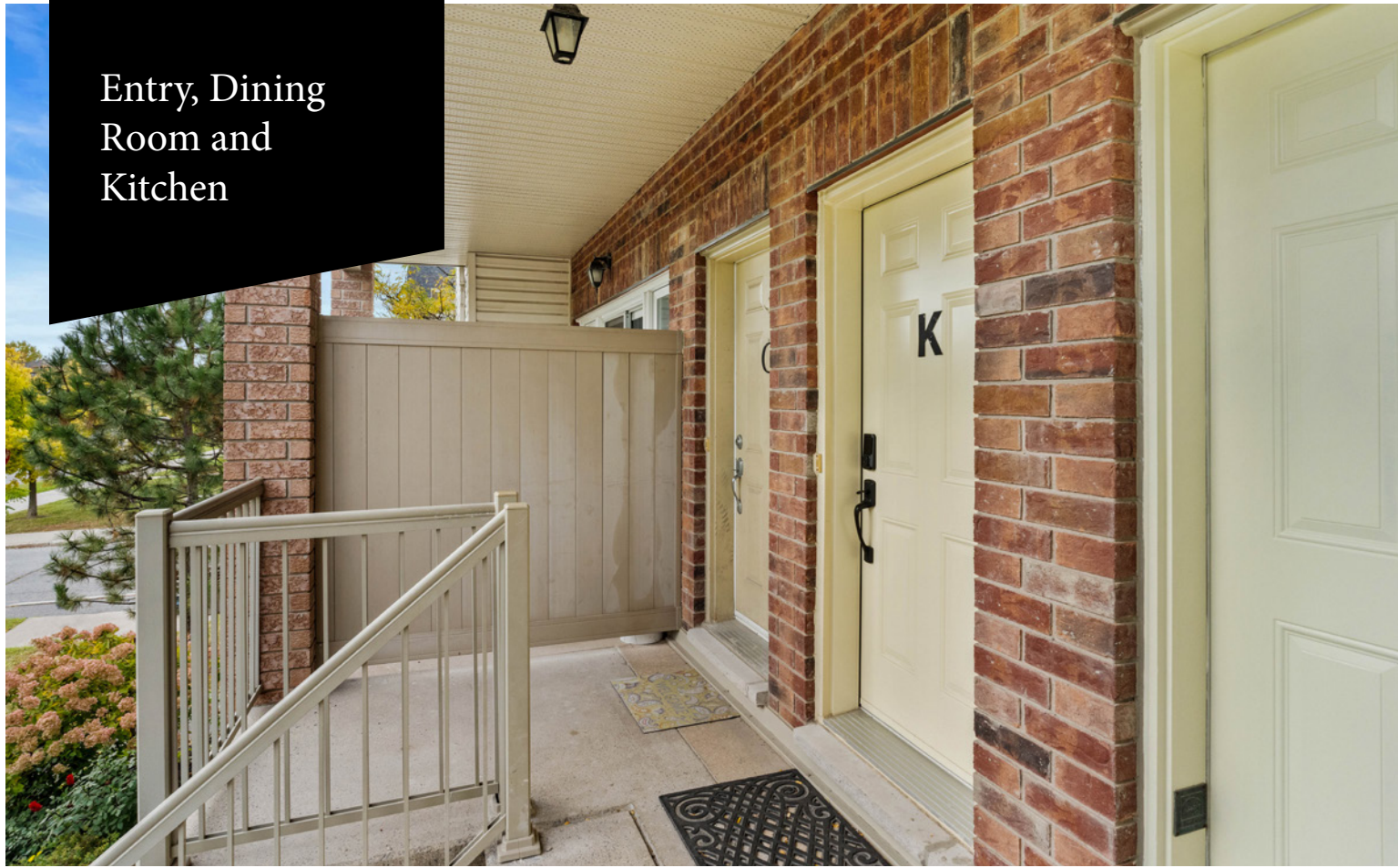
Welcome to exceptional condo living in the vibrant Jackson Trails community of Stittsville!

Constructed by Tartan Homes, this beautifully maintained property offers the perfect blend of comfort and convenience. Located just steps from shopping, dining, parks, and public transit, with quick access to Highway 417, it offers everything you need within easy reach.

Inside, you'll find an open-concept layout with durable luxury vinyl flooring, a neutral color palette, and seamless sightlines throughout. The contemporary kitchen boasts a breakfast bar, quartz countertops, stainless steel appliances, and ample storage space. Transition effortlessly from the kitchen to the dining area and into the living room, where vaulted ceilings create an airy, inviting atmosphere. Step out onto your private balcony, perfect for alfresco dining or relaxing.

This thoughtfully designed unit includes two bedrooms, a full bathroom, and the convenience of in-unit laundry. With one parking spot included, this condo is truly a wonderful place to call home.

Entry, Dining Room and Kitchen





Property Updates & Key Updates

- Beautifully maintained, two-bedroom condominium.
- Perfect for first time home buyers or investors.
- Santo Model, constructed by Tartan Homes.
- The balcony features a natural gas line for a barbeque.
- One parking space is included, parking space #180. Visitor parking is available for guests.
- Interior painting (2024).
- Luxury vinyl flooring in the living/dining room, and the two bedrooms (2024).
- Updated light fixtures (2024).
- Quartz countertops, under mount sink, and faucet in the kitchen and bathroom (2024).
- Dishwasher (2024).
- The patio door, window to the left of the patio door, and the window in the second bedroom were replaced in 2024.
- The front door was replaced 2023.
- Fridge and microwave stove hood (2022).
- Note: The developer had deficiencies in construction for the building. Not this unit. All the other blocks had the same deficiency. Water damage to the lower units. There is a current lawsuit that has been initiated to Tartan Homes. This can possibly increase the condo fees, until a settlement is reached.



Living Room and
Primary Suite



Property Dimensions

- Dining: 5'1" x 15'8"
- Living Room: 11'7" x 15'8"
- Balcony: 22'2" x 7'4"
- Kitchen: 10'0" x 9'2"
- Laundry: 3'2" x 8'1"
- Primary Bedroom: 12'0" x 12'5"
- Walk-in Closet: 5'1" x 5'8"
- Bedroom: 11'8" x 16'5"
- Bath: 7'7" x 8'10"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 2

Bathrooms: 1

Property Type: Condominium

Neighbourhood: Stittsville,
Jackson Trails

Taxes/Year: \$2,548.24 / 2024

Heating: Forced Air, Natural Gas

Year Built: 2008 / Approximately

Condominium Fee: \$340.22 per month

Fee Includes: Building Insurance. Caretaker. Garbage

Removal. Snow Removal. Management Fee.

Utilities:

Approximate Hydro Expense: \$95-per month.

Approximate Gas Expense: \$47-per month.

Approximate Water Expense: \$145 - quarterly expense. This amount is invoiced through the condominium board.

Inclusions:

Fridge. Stove. Dishwasher. Microwave stove hood. Washer and dryer. Hot water on demand

hot water tank. Air exchanger. Central air conditioning. All light fixtures. All window coverings. The wall bracket for the TV.

Exclusions:

Wall Mounted TV.

Rental Equipment:

AC Unit, rented through Reliance. Note, the expense also covers the air handler.

\$79.09 per month, plus HST. The contract is in place until August 2027.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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