

# 340 Kingbrook Drive

## Ottawa

CAROLINE JOHNSON  
REAL ESTATE



Situated on a family-friendly street this gorgeous Urbandale end unit is sure to impress with the light-filled layout offering 3 bedrooms and 2.5 bathrooms. The main floor open concept great room is centred around the gas fireplace flanked by custom built-in bookshelves, rich hardwood floors, a spacious dining area and kitchen. The kitchen features stainless steel appliances, a pantry, white shaker cabinets and a breakfast bar. The primary bedroom on the second floor has a walk-in closet, ensuite with a shower and a separate soaking tub. There are two other bedrooms, a family bathroom & convenient 2nd-floor laundry. The family room in the basement is flooded with natural light from the two oversized windows & there is plenty of storage space. There is also a fully fenced backyard. Within walking distance to excellent schools, parks, trails and shopping.





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This meticulously maintained townhome features the following upgrades:

- Top quality hardwood flooring throughout main level
- Beautiful gas fireplace with full wall built-in shelving and cabinets
- Open concept living space
- Stainless steel appliances including gas range
- Modern white shaker cabinets and backsplash
- Pot lights in kitchen
- Breakfast bar
- Large kitchen pantry
- Large master ensuite featuring glass shower and soaker tub
- Walk-in closet
- Second level laundry
- Lower level multi-purpose recreation room



### Lot Dimensions

25.13 ft X 114.83 ft

### Property Taxes

\$3999 for 2022

### Property Information

- Year built: 2013
- Heating - Natural Gas Forced Air
- Central Air Conditioning
- Hot Water Tank is Rented
- Single Car Attached Garage



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## Main Level

### Living/Dining Room 17.6 X 16.10

Built in Shelving/Cabinets

Hardwood Floor

Fireplace with mantel

Open concept

### Kitchen 13 X 10

Stainless Steel Appliances

Hardwood Floor

Large Pantry

Pot lights

White shaker cabinets

Breakfast bar

### Partial Bath

Tile Floor

Porcelain sink

## Second Level

### Primary Bedroom 17 X 12

Large master ensuite

Double doors

Walk in Closet

Carpeted Floor

### Ensuite Bath

Glass shower + Soaker tub

Tile Floor

### Bedroom 10.8 X 8.10

Closet

Carpeted Floor

### Bedroom 10.6 X 10

Closet

Carpeted Floor

### Full Bath

Bathtub, vanity, toilet

Tile Floor

### Laundry

Washer and dryer

## Lower Level

### Rec Room 19 X 14.6

Carpeted Floor

Large Windows

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LISTING INFORMATION



*Please Note: Information provided is believed to be accurate, however,  
it is not warranted or to be used as part of any contract*

*All measurements from Matterport Floor Plan, measurements are 98% accurate.*

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