



3306 Kodiak Street



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REAL ESTATE TEAM

Set on a quiet and mature street in the sought-after South Keys area, we welcome you to 3306 Kodiak Street; a lovely split-level home with many thoughtful updates throughout. On the open concept main level, you will find rich hardwood flooring as well as the upgraded eat-in kitchen. This space features sleek granite counters, a large granite island with lots of storage as well as stainless appliances and modern tile backsplash. A beautiful area to entertain! Travel up a few stairs where you will find three bedrooms as well as the updated main bath with double sink vanity, heated ceramic flooring, glass shower and separate soaker tub. There is also a skylight providing an abundance of natural light! The finished lower level is an extremely flexible living space which includes a large family room which could easily be used as an additional bedroom if you so choose. This level also accommodates a stylishly updated full bath with shower; great when hosting guests or for larger families.

Outside, there is tremendous opportunity to create your dream oasis in the South-west facing backyard; picture future gardens, a patio area or whichever elements you find relaxing in the warm summer months. This is an excellent community to be a part of as you are in close proximity to Bank Street and Hunt Club Road amenities, restaurants and shopping. You also have easy access to downtown, transit, the Ottawa Airport and the many golf courses, parks and green space available nearby. A wonderful investment opportunity awaits!



## MAIN LEVEL

Foyer: 8' 7" x 3' 10"  
Living Room: 15' 2" x 12' 9"  
Eat-in Kitchen: 19' x 15' 5"

## UPPER LEVEL

Master Bedroom: 11' 3" x 9' 10"  
Bedroom: 12' 4" x 9' 11"  
Bedroom: 11' 4" x 8' 11"  
Main Bath: 8' 11" x 4' 11"

## LOWER LEVEL

Family Room: 18' 4" x 11' 3"  
3 Piece Bath: 8' 2" x 7' 2"

## UPDATES

**2019** - dishwasher, microwave/hood fan

**Completely renovated in 2013** - hardwood flooring throughout, ceramic tiles, light fixtures, countertops, cabinets, stainless steel appliances, glass shower surround, bathtubs, toilets, sinks, cabinets

**Schools close by:** Dunlop Public School, Roberta Bondar Public School EFI, St. Marguerite D'Youville School, Franco-cite Catholic Secondary School, St. Patrick's High School Ridgemont High School

## DETAILS

Taxes: \$3,844.14/2018 as per City of Ottawa Tax Estimator  
Lot Size: 60.01 x 100.00  
Bedrooms: 3  
Bathrooms: 2  
Built: Approx. 1967  
Style: Detached, split level  
Possession Date: To be arranged  
Rental Equipment: Hot water tank  
Heating: Heat pump, electric  
Cooling: Heat pump  
Exterior: Siding, brick  
Parking: Single car garage, driveway

**Inclusions:** fridge, dishwasher, microwave/hood fan, stove as is, washer as is, dryer as is, 1x gas fireplace on lower level as is (not operable), all window coverings, smart lock keypad on front door

**Also close by:** South Keys Shopping Centre is walking distance and includes: O-Train Station, Cineplex Theatre, Chapters, Walmart & Loblaws



Visit [www.christinehauschild.com](http://www.christinehauschild.com) for additional photos & video tour.

## Christine Hauschild, Sales Representative

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