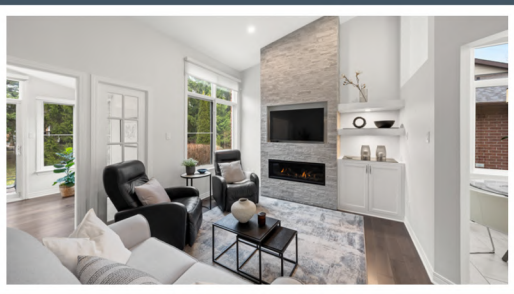
HAUSCHILD GROUP
REAL ESTATE TEAM

Christine Hauschild
REALTOR®

12 Coulson Court

Adult Lifestyle Bungalow
Kanata Lakes



About this Property

This beautifully updated & highly renovated 2+1 bedroom, 3 bath end unit adult lifestyle bungalow offers over ~2,100 sq ft of finished living space on both levels, just moments from shopping and everyday conveniences! Designed for relaxed living and entertaining, the home features a stunning vaulted living room, a bright sunroom overlooking the backyard, and a finished lower level offering added flexibility.

Awesome Features:

- ✔ Extensive Renovations
- ✔ Bright & Airy Sunroom
- ✔ Adult Lifestyle Community with Clubhouse
- ✔ Vaulted Ceilings
- ✔ Expansive Finished LL
- ✔ Proximity to Kanata Centrum Shopping

Contact me for more information:
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Lot Measurements as per GeoWarehouse

12.92 ft x 113.33 ft x 37.33 ft x 3.93 ft x 112.40 ft x 22.21 ft

E. & O.E. The information in this document is believed to be accurate, but is not warranted.

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Builder
Tamarack

Model
Linden

Year Built
~1998

Closing Date
60-90 Days

Property Tax
~$5,281.92/2025 as per tax bill

Rental Items
Hot Water Tank ~$45/month

Hydro
~$97/month

Water/Sewer
~$100/bimonthly

Gas
~$130/month

Maintenance Fees
Pinnacle Annual Dues
~$425 Aug 1st/2026

Inclusions
Fridge, induction cooktop (downdraft 'as-is'), wall oven, speed oven/microwave combo (door 'as-is'), built-in dishwasher, LL microwave, LL fridge, washer & dryer, light fixtures, bathroom mirrors, drapery tracks & rods, drapes, window blinds, automated blinds w/ remote in eating area & 2nd bedroom skylight, TV & wall bracket, A/C, garage door opener w/ 1 keypad & 2 remotes, central vacuum w/ accessories, smart thermostat, irrigation system, front porch sun blind

Updates & Upgrades
- ~2025 Front porch epoxy floor
- ~2024 Eavestroughing
- ~2019 Renovation of main level bathrooms
- ~2017 A/C; furnace; kitchen renovation w/ new appliances; hardwood floors; updated lighting; gas fireplace on main level w/ built-ins; painting & stipple removal; blinds; front walkway

Hot Water Tank
~2016

Furnace
~2017

A/C
~2017

Windows
~1998

Flooring
~2017

Roof
~2011

Cooktop
~2017

Wall Oven
~2017

Washer
Unknown

Dryer
Unknown

Dishwasher
~2017

Fridge
~2017

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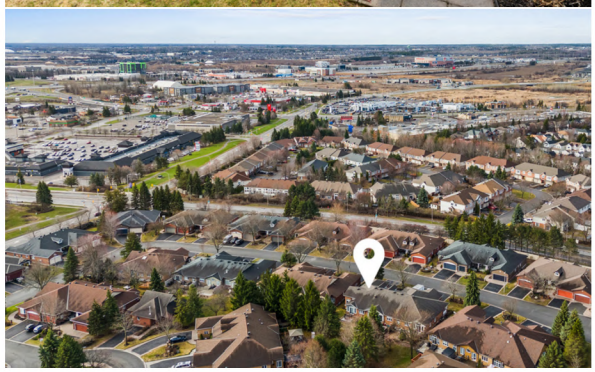
What's Nearby



Transit
The nearest street-level transit stop is Kanata at Highmount

Safety
Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 1021 Teron Road
Police Station | 1921 Provincial Police Lane

Parks And Recreation
Star Park
-2 minute walk | 11 Highmont Court
-Playground
Jim Malone Park
-5 minute walk | 400 Goldridge Drive
-Playground, basketball & tennis courts, 2 sports fields, trail
Insmill Park
-7 minute walk | 67 Insmill Park
-Playground, sports field, trail

Schools in the Area

Public Schools
Stephen Leacock Public School | 25 Leacock Drive
Roland Michener Public School | 100 Penfield Dr
Earl Of March S.S | 4 The Pkwy

Catholic Schools
Georges Vanier Elementary School | 40 Varley Dr
All Saints High School | 5115 Kanata Avenue

French & French Catholic Schools
École élémentaire Grande-Ourse | 1385 Halton Terrace
École élémentaire secondaire Maurice-Lapointe | 17 Bridgestone Dr
École secondaire catholique Paul-Desmarais | 5315 Abbott St E
École élémentaire catholique Saint-Rémi | 100 Walden Drive

E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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