mail@joansmith.com
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direct: 613-762-1226

ROYAL LEPAGE Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH
Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

1141 Klondike Road, Morgan's Grant, Kanata $949,000

Note some photos are virtually staged.

Mrs. Joan Smith
Broker, FRI, CMR, CRA

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RESULTS
YOU CAN COUNT ON

1141 Klondike Road, Morgan's Grant, Kanata

Wonderfully updated & ready to move into family home with spacious rooms & approximately 2850 sq.ft. above grade living space. Four bedrooms, four baths and a main level den with access to a three piece ensuite bath. Situated on approximately 63' x 104' lot with fenced backyard with updated deck, interlock patio and mature trees and gardens. Walk to many parks, shops and Jack Donahue and St. Isabel schools and École élémentaire publique Grande-Ourse. Richcraft Recreation complex, transit, high-tech and 417 access are minutes away. Highlights include: refinished hardwood flooring on main and second level, updated staircase with modern oak railing and metal spindles, refreshed kitchen with new quartz counters & backsplash, painted cabinets & new hardware, freshly painted throughout and new modern light fixtures.

Interlock walkway and steps take you to the covered front porch, great for hosting guests & reading a book. Foyer has updated vinyl flooring and transom and side light windows to bring the natural light in. Pretty light fixtures throughout the foyer and central hall add interest. Spacious reception area to greet guests and views of the updated open staircase are fabulous. A few steps into the open plan living & dining room with nine foot ceilings, arch detail & tall windows, perfect for entertaining. The dining room can also accommodate a buffet and has a lovely chandelier. Convenient entrance to the kitchen with folding door for privacy.

The refreshed kitchen is fantastic for family life and day to day living. Updated kitchen has new quartz counters & backsplash, long island with breakfast bar & new deep undermount sink & faucet, and sleek new hardware on refreshed cabinets. Perfect for family cooking and get togethers. All appliances are included and the stove has a double oven. Updated light fixtures add sparkle to the rooms. Triple panel sliding door lets the natural light in & provides easy access to the backyard with new expanded deck and stairs to the interlock patio. Lots of room for play, gardening and entertaining.

The family room is spacious and a marvelous room for game nights, play and relaxing. The triple window provides views of the backyard and a corner gas fireplace with display space above adds ambience. Close by is the main level den or bedroom with tall window and access to a tiled three piece shower room with toilet and sink, convenient for elderly parents. Completing the main level is an updated powder room with new vanity, faucet, mirror, light fixture and toilet. A large double closet and mudroom/laundry room with updated flooring, newer washer and dryer and access to the double car garage are close by.

Open staircase has been beautifully updated with modern oak railing and metal spindles and new light grey carpet. The round window provides natural light and character. The new hanging chandelier adds interest and different looks when on and off. Primary bedroom provides space for a king size bed, dresser, night tables and sitting area with bay windows. There is a big walk-in closet & double closet. Convenient tiled ensuite bath with long vanity with drawers and updated light fixture, corner shower and deep tub with tile surround. The three secondary bedrooms are each a good size and have double or triple closets, updated overhead lights and big windows. Linen closet is handy in the hall and close to the main bath with vanity with drawers, medicine cabinet, updated light fixture and combined tub and shower with tile surround.

The lower level awaits the new owner's design. It offers two deep windows and plenty of room for a rec room, home theatre, gym and play areas. Enjoy this beautiful home and all that Morgan's Grant has to offer.

For more info...
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Main Level

Foyer:	1.70x1.35m
Living room:	4.73x3.30m
Dining room:	3.54x3.46m
Kitchen:	4.54x2.78m
Eating area:	4.56x2.47m
Family room:	4.56x4.49m
Den/bedroom:	3.31x3.03m
Ensuite bath:	1.59x1.26m
Powder room:	1.62x1.45m
Mudroom/Laundry room:	1.85x1.57m

Second Level

Primary Bedroom:	6.82x3.67m
Ensuite Bath:	3.29x2.86m
Walk-in closet:	1.81x1.61m
Bedroom:	4.60x3.33m
Bedroom:	3.67x3.30m
Bedroom:	3.26x3.25m
Bath:	2.26x2.23m

Lower Level
Unfinished

General Information

Year Built:	2002
Taxes:	$6,589/2026
Lot Size:	Front 76.36', Back 62.88', Left side 104.87', Right side 74.42'
Garage:	Double Attached
Heating:	Forced Air/Natural Gas
Fireplace:	1 gas
Water:	Municipal
Sewer:	Sewer connected

Legal Desc: LOT 97, PLAN 4M1113, KANATA. TOGETHER WITH AN EASEMENT FOR MAINTENANCE PURPOSES OVER LOT 98 ON 4M-1113 AS IN OC115448. SUBJECT TO AN EASEMENT FOR MAINTENANCE PURPOSES IN FAVOUR OF THE OWNERS OF LOT 98 ON 4M-1113 AS IN OC115448.

Included: Fridge, Stove, Hoodfan, Dishwasher, Washer, Dryer, All Light Fixtures, One Garage Door Opener, Central Air Conditioner, Humidifier, Security System

Rented
Hot Water Tank

Possession Date
Immediate or To be arranged

The information provided within 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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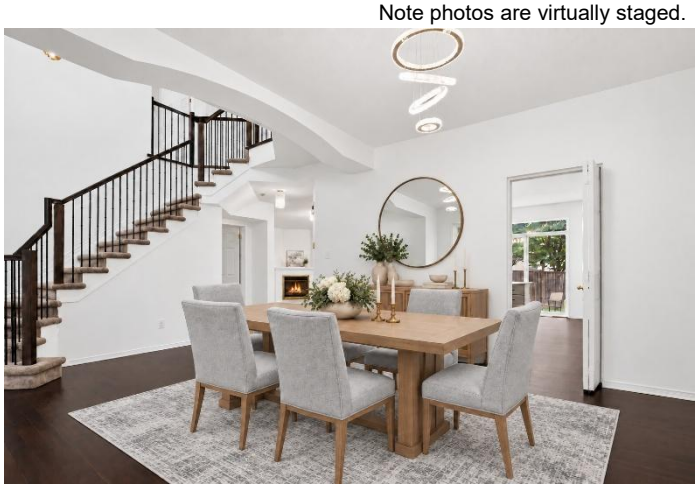
Highlights:

- Wonderfully updated & ready to move into family home with spacious rooms & approx. 2850 sq.ft. above grade living space. 4 bedrooms, 4 baths including main level den with access to a 3 piece ensuite bath
- Situated on approx. 63' x 104' lot with fenced backyard with updated deck, interlock patio and mature trees
- Walk to many parks, shops, Jack Donahue and St. Isabel schools and École élémentaire publique Grande-Ourse. Richcraft Recreation complex, transit, high-tech and 417 access are minutes away
- Freshly painted & updated light fixtures throughout
- Refinished hardwood flooring on main level & 2nd level hall & bedrooms, new vinyl flooring in foyer, powder room & laundry/mudroom, new carpet on stairs
- Updated staircase with modern oak railing & metal spindles & chic chandelier
- Updated kitchen has new quartz counters & backsplash, long island with breakfast bar & new undermount sink & faucet, new hardware on refreshed cabinets. All appliances included
- Triple panel sliding door lets the natural light in & provides easy access to the backyard with new expanded deck and stairs to interlock patio
- Open plan living & dining room with 9 foot ceilings, arch detail & tall windows, perfect for entertaining
- Updated powder room with new vanity, faucet, mirror, light fixture and toilet
- Main level laundry room with newer washer and dryer, approx. 2 years
- Interlock walkway & steps & covered front porch
- Roof, approx. 2 years
- Furnace, approx. 2015
- Central air conditioner, approx. 2015
- Humidifier
- Security system
- Eavestrough installed
- Rented Hot water tank, approx. 2024
- Basement awaits new owner's finishing, has 2 deep windows for natural light

Note photos are virtually staged.



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Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives