



mail@joansmith.com
www.joansmith.com

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

19 Slade Crescent, Kanata Lakes

\$979,000



MRS. JOAN SMITH

— Broker, FRI, CMR, CRA —

JOAN: 613-762-1226
LUC: 613-851-6215
VICTORIA: 613-302-2157

mail@joansmith.com | www.joansmith.com

Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage*



Since 1985



Since 1985



*see award details at www.joansmith.com



2018

MRS. JOAN SMITH, daughter VICTORIA SMITH, son-in-law LUC ST-HILAIRE, sales REPRESENTATIVES

19 Slade Crescent, Kanata Lakes

Beautiful four bedroom, three bath family home located on a wonderful street in Kanata Lakes with mature trees. Walk to many parks, top schools and shops. Plus transit, 417 & high tech are minutes away. Approximately 60 feet wide & 114 feet deep lot with perennial gardens, room for play and a large deck to enjoy with family and friends.

Front brick façade and brick on first storey and back of home is attractive. Perennial gardens and interlock walkway and steps to covered front porch, perfect place to enjoy a morning coffee or afternoon with a book. Double door entry to the spacious tiled foyer with a double closet and French doors to the reception area with two storey ceiling with window for natural light.

Entertaining size living room with crown moulding and big bay window with pretty views of the street. The dining room has a chandelier, crown moulding, French doors, 2 windows for natural light and has room for a buffet.

Close by is the open plan kitchen to family room with updated hardwood flooring and southern orientation bringing light into the house. Good sized eating area with wonderful views of the backyard and handy door to the deck and backyard. The kitchen has many oak cabinets, updated counters & tile backsplash, pot drawers, pantry cabinets and a bay window over the double sink.

Steps away is the family room providing lots of room for relaxing, entertaining, watching tv and playing games. Wood fireplace with tile surround and hearth and an oak mantel is perfect for chilly winter nights. Around the corner is the main floor den, a great home office, music room or bedroom for in-laws or guests. An updated powder room is off the main hall and close by. Updated vanity with sink and mirror and tile flooring. Completing the main level is the laundry room and mudroom. Overhead cabinets are handy and access to the double car garage is convenient.

Staircase with oak rails and spindles leads you to the second level with four bedrooms and two full baths. The primary bedroom has room for a king-size bed, a walk-in closet and an ensuite bath with a long vanity with two sinks, separate shower and deep corner tub with two sets of windows for natural light. There are three more spacious bedrooms with double closets, overhead lights and updated windows with wonderful views. The linen closet and main bath are steps away. The main bath has a tub/shower combined with tile surround, vanity with drawers and a medicine cabinet.

Stairs to the lower level are finished along with the lower level landing, providing a cozy reading nook. The basement awaits the new owner's finishing and offers plenty of space for a rec room, home theatre, workshop and gym. A bath rough-in is available. There is also a cold cellar and room for utilities and storage.

This home has been lovingly cared for and awaits for the next family to make their own and enjoy. Situated on one of the prettiest streets in Kanata Lakes and close to parks, top schools and amenities.

Main Level

Foyer:	1.96x2.07m
Reception area:	1.57x2.83m
Living Rm:	4.55x3.62m
Dining Rm:	3.37x3.29m
Kitchen:	3.35x2.72m
Eating area:	5.20x3.31m
Family rm:	4.83x3.65m
Den:	3.62x3.07m
2 piece bath:	1.44x1.45m
Laundry/mudroom:	2.26x2.56m

Second Level

Primary bedrm:	5.78x4.05m
Walk-in closet:	2.22x1.48m
Ensuite bath:	2.86x3.05m
Bedroom:	3.09x3.16m
Bedroom:	3.09x3.87m
Bedroom:	3.30x3.78m
Bath:	2.69x1.69m

Lower Level

Unfinished	
Cold Cellar	6.56x1.06m

General Information

Year Built:	1993 / approx.
Taxes:	\$7,216/ 2026
Lot Size:	Approx. 60.63' x 114.70
Garage:	Double attached
Heating:	Forced air / gas
Water:	Municipal
Sewer:	Connected
Fireplace:	1 wood (in as is condition)

Legal Desc: PCL 27-1, SEC 4M-652 ; LT 27, PL 4M-652 , S/T LT649778 ; KANATA

Included: Fridge, stove, hood fan, dishwasher (in as is condition), washer, dryer, spa tub in ensuite bath (in as is condition), all light fixtures, all blinds, all drapery tracks & rods, Central Air Conditioner, Humidifier, HRV (in as is condition), Auto Garage Door Opener, Central vacuum with attachments, Alarm System

Rented

Hot water tank, 2026

Possession Date

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.

ROYAL LePAGE
Team Realty
Independently Owned and Operated, Brokerage

Call

For more Info...

THE JOAN SMITH REAL ESTATE FAMILY

Joan: 613-762-1226 | Victoria: 613-302-2157 | Luc: 613-851-6215

19 Slade Crescent, Kanata Lakes

Highlights:

- Beautiful 4 bedroom, 3 bath family home located on a wonderful street in Kanata Lakes with mature trees. Walk to many parks, tops schools and shops. Plus transit, 417 & high tech are minutes away.
- Approx. 60 feet wide & 114 feet deep lot with perennial gardens and deck in backyard.
- Front brick façade and brick on first storey and back of home
- Interlock walkway and steps to covered front porch. Interlock relayed in approx. 2020
- Entertaining size living room with bay windows with views of street. Dining room has French doors and 2 windows for natural light
- Open plan kitchen to family room with southern orientation in back of house
- Spacious eating area with wonderful views of backyard
- Kitchen has many oak cabinets, updated counters & tile backsplash, pot drawers, bay window over double sink.
- Main floor den, music room or bedroom
- Convenient main floor laundry and mudroom
- Powder room updated, approx. 2025
- Primary bedroom has walk-in closet and ensuite bath with 2 sinks, separate shower and corner spa tub (in as is condition).
- 3 more spacious bedrooms with double closets, overhead lights and updated windows
- Main bath has tub/shower combined, vanity and medicine cabinet
- Wood fireplace with tile surround, tile hearth & oak mantle in family room. In as is condition.
- Added hardwood flooring in family room and kitchen, approx. 2000
- Deck, approx. 2019
- Driveway repaved, approx 2019
- Most windows updated, approx. 2011
- Furnace, approx. 2017
- Roof, approx. October 2022
- Central air conditioner, approx. 2006
- Rented hot water tank, approx. 2026
- Humidifier installed
- Updated garage doors, approx. 2012
- HRV in as is condition
- Gas line for barbecue



Call

For more info...

THE JOAN SMITH REAL ESTATE FAMILY

Joan: 613-762-1226 | Victoria: 613-302-2157 | Luc: 613-851-6215

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.

ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage



mail@joansmith.com
www.joansmith.com

direct: 613-762-1226



JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

19 Slade Crescent, Kanata Lakes



MRS. JOAN SMITH

Broker, FRI, CMR, CRA

JOAN: 613-762-1226
LUC: 613-851-6215
VICTORIA: 613-302-2157

mail@joansmith.com | www.joansmith.com

Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage*



Since 1985



Since 1985



*see award details at www.joansmith.com



2018

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