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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

2072 Dunollie Crescent, Morgan's Grant

\$614,000



MRS. JOAN

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

2072 Dunollie Crescent, Morgan's Grant

Located in Morgan's Grant, this lovely three bedroom, three bath townhome with finished lower level has exquisite décor. Open plan living and many updates from décor through to appliances, furnace and more. Move-in and enjoy the birch hardwood and tile flooring throughout the main level, the soft grey paint palette and crystal and metal accents of the light fixtures. The location of this home is ideal, on a quiet street and steps to Dunollie Park and Jack Donahue Public School. A short walk to high-tech, many parks, shops, rec center and bus service. Park-in ride and 417 are minutes away.

Pretty front porch with new front door with inset window and black handle. Porcelain tiled foyer has an updated crystal chandelier and access to a two-piece powder room with updated mirror and light fixture. Garage entry is close by. Birch hardwood steps to the double closet is handy for guests. Stunning view of the curved staircase and the open plan living and dining room, with the same birch hardwood flooring. This spacious room has recessed lighting and a tall three pane window allowing natural light into the dining area. The kitchen has an extended island, perfect for entertaining, meal preparation and storage. Attractive features include upgraded light cabinets, subway tiled backsplash, pot drawers and tile flooring. All stainless steel appliances have been upgraded and the smart gas stove, French door fridge with waterline and new dishwasher are great for any chef and family. There is also a spacious eating area with vaulted ceiling and patio door to the deck and fenced backyard. It is presently being used as a home office.

The curved staircase with decorative niche and chandelier takes you to the second level. Primary bedroom has upgraded birch hardwood flooring that continues into the walk-in closet, light neutral décor, a big window with views of the backyard and a four piece ensuite bath with a window. White vanity with drawers is complemented by a chic mirror, updated light fixture and tile flooring. There is a deep roman tub with tile surround and a separate shower. Two more good-sized bedrooms, each with double windows with blinds, double closets and overhead lights. The main bath is close by and it has a light vanity, with updated mirror and light fixture, medicine cabinet and a combined tub and shower with tile surround and tile flooring. Conveniently close by is the linen closet in the upper hall.

The finished lower level is spacious and offers great space for movie nights, play and an office. Two modern light fixtures and a deep window provides natural light. The gas fireplace with white mantel adds ambience and perfect for cozy evenings. A separate room for laundry and utilities is close by and there is also an additional storage room.

The lovely fenced backyard, with deck for a barbecue, has plenty of room for gardens, play and enjoying time with family and friends.

Move-in and enjoy this wonderfully maintained and updated townhome and the Morgan's Grant community!

Call

For more info...

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Main Level

Foyer: 1.68x1.61m
Living Room: 4.38x3.68m
Dining Room: 2.82x2.77m
Kitchen: 3.13x3.05m
Eating area: 3.03x2.41m
Powder Room: 2.06x0.87m

Second Level

Primary Bdrm: 4.82x4.00m
Ensuite Bath: 3.53x1.8m
Walk-in Closet: 1.80x1.79m
Bedroom: 3.49x2.95m
Bedroom: 3.26x2.85m
Bath: 2.60x1.50

Lower Level

Family Room: 6.85x3.57m
Laundry: 2.95x2.23m
Utility: 2.54x2.01m
Storage: 3.13x2.53m

General Information

Year Built: 2005 /approx.
Taxes: \$3,722 / 2024
Lot Size: 20.32'x 100.52'
Garage: Single attached
Foundation: Concrete
Heating: Forced/air gas
Water: Municipal
Sewer: Connected
Fireplaces: 1 gas

Legal Desc:

PART OF BLOCK 34 PLAN 4M1246 BEING PART 19 ON 4R19990; OTTAWA SUBJECT TO AN EASEMENT IN FAVOUR OF ROGERS OTTAWA LIMITED/LIMITEE AS IN OC404612. SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO OTTAWA LIMITED AS IN OC414613. SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA AS IN OC421415. TOGETHER WITH A RIGHT-OF-WAY OVER PART 18 ON 4R19990 AS IN OC425474. TOGETHER WITH A RIGHT-OF-WAY OVER PART 15 ON 4R19990 AS IN OC425474. TOGETHER WITH AN EASEMENT OVER PART 17 ON 4R19990 AS IN OC425474. SUBJECT TO AN EASEMENT IN FAVOUR OF THE OWNERS OF PARTS 17 & 18 ON 4R19990 AS IN OC425474. TOGETHER WITH AN EASEMENT OVER PART 20 ON 4R19990 AS IN OC425474. SUBJECT TO AN EASEMENT IN FAVOUR OF THE OWNERS OF PART 20 ON 4R19990 AS IN OC429474.

Included

Fridge, Smart Gas Stove, Hood Fan, Dishwasher, Microwave, Washer, Dryer, All Light Fixtures, All Drapery Tracks & Rods, All Blinds, All bathroom mirrors, Auto Garage Door Opener, Central Air Conditioner, Alarm System sensors

Excluded

Drapes

Leased

Hot Water Tank, 2024

Possession Date

November 3, 2025

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:

- Beautiful 3 bedroom, 3 bath townhome located on a private street in Morgan's Grant.
- Wonderful location, walk to parks, top schools (J. Donahue Public School, Ecole elementaire publique Grande-Ourse), shops, restaurants, rec center, hi-tech & bus service.
- Upgraded birch hardwood floors in great room, primary bedroom & walk-in closet
- Upgraded porcelain tiles in foyer & powder room
- Upgraded kitchen cabinets, pot drawers, subway tile backsplash
- All stainless steel appliances included: Range hood August '24, Dishwasher Oct.'24, Smart Gas Range, March '22 (connects to Wifi, has a Griddle & is an Air Fryer), French Door Fridge w/waterline, Nov. 2018
- Gas line for stove installed
- Lennox Furnace, April 2025 (10 year warranty)
- Lennox Central Air Conditioner, approx. July 2019
- Rented hot water tank, updated 2024
- Front door and frame, approx. May 2019
- Garage door, approx. June 2016
- Gas fireplace serviced 2025
- All Light fixtures updated, including crystal light fixture in foyer/entrance & kitchen
- All upgraded bathroom mirrors included
- All blinds & drapery tracks/rods included
- Chamberlain Garage door opener, Approx. 2020
- Eavestrough installed
- Cedar fenced backyard, 4 posts replaced March 2024



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