



mail@joansmith.com  
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**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

# JOAN SMITH

THE JOAN SMITH REAL ESTATE FAMILY

Broker, FRI, CMR, CRA

2 Inverary Drive, Morgan's Grant

\$819,900



## MRS. JOAN SMITH

Broker, FRI, CMR, CRA

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

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Since 1985

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\* see award details at www.joansmith.com

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

## 2 Inverary Drive, Morgan's Grant

Lovely, immaculate two storey home with three bedrooms and three baths on a beautiful treed lot backing onto Shirley's Brook park in Kanata North. Pride of ownership shows. This home is in excellent condition and ready to move into. Enjoy the open plan living and dining room with 9 foot ceilings, delightful kitchen with many cabinets, three spacious bedrooms and a large professionally finished lower level.

A stone walkway takes you to the impressive covered front porch. A perfect place to enjoy a morning coffee and views of the street. The front door has a sidelight and transom windows bringing natural light into the foyer with easy care tiled floor. Close by is a double closet and inside entry to the double car garage.

Enjoy entertaining guests in the exquisite open concept living and dining room with hardwood flooring, tall windows with views of the yard and a chandelier. Steps away is the amazing kitchen, perfect for any chef with many cabinets, pantry cabinets, double sink with upgraded faucet, plenty of counter space, tile backsplash and overhead lighting. All appliances are included. Eating area has a chandelier and patio door to deck, great for barbecues. Open to the eating area is a generous cozy family room with vaulted ceiling, gas fireplace and big window with views of the backyard. Handy on the main level is a laundry room off the kitchen. A powder room is a few steps down from the main level, also convenient to the finished lower level.

Neutral carpeted staircase with oak railings and spindles takes you to the second level with three big bedrooms and two full baths. The primary bedroom has a wonderful vaulted ceiling, big window and plenty of room for a king sized bed and dressers. Close by is the walk-in closet and full ensuite with tile flooring, roman tub, vanity with mirror and double shower with glass doors. There are two more big bedrooms, each with double closets, overhead lights and windows with views of the park. The main bath has a combined tub and shower with tile surround, tile flooring and a white vanity and medicine cabinet.

The finished lower level has light neutral décor, recessed lighting and two deep windows. There is plenty of room for an entertainment/home theater area, office and hobbies. A separate room for storage and utilities is convenient.

The large backyard has privacy hedging, trees and gardens, Lots of space for play, games and entertaining.

This beautiful home with private backyard awaits the new owners to make their own. Move in and enjoy the many parks, schools and amenities close by in the Morgan's Grant neighborhood. Walk to hi-tech, bus service and minutes to the 417.



### Main Level

Foyer:	3.70x1.44m
Living Room:	4.2x3.60m
Dining Room:	3.33x3.20
Kitchen:	3.31x2.54m
Eating Area:	3.00x2.40m
Family Room:	4.38x4.13m
Laundry Room:	1.67x1.73m
Powder Room:	1.68x1.47m

### Second Level

Primary Bdrm:	5.14x3.36m
Ensuite Bath:	3.63x2.23m
Bedroom:	3.63x3.61m
Bedroom:	3.62x3.50m
Bathroom:	2..32x1.51m

### Lower Level

Rec room:	10.84x3.48m
Storage rm:	3.38x3.19m
Utility rm:	4.47x2.58m
Storage rm:	3.04x1.24m

### General Information

Year Built:	1997 /approx.
Taxes:	\$4,695/ 2024
Lot Size:	53.33'x106.5'
Front:	55.33'
Back:	45.39'
Right side:	106.5'
Left side:	87.33'
Garage:	Two attached
Foundation:	Concrete
Heating:	Forced air/gas
Water:	Municipal
Sewer:	Connected
Fireplace:	1-gas

### Legal Desc:

PCL 1-1, SEC 4M-777 ; LT  
1, PL 4M-777 ; KANATA

### Included

Fridge, Stove, Hood fan,  
Dishwasher, Washer, Dryer,  
All window coverings, All  
light fixtures, Alarm system,  
Garage door opener w/ re-  
mote(s), Humidifier, Central  
air conditioner

### Possession Date

March 1st or to be arranged

Call **For more info...**  
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## 2 Inverary Drive, Shirley's Brook

### Highlights:

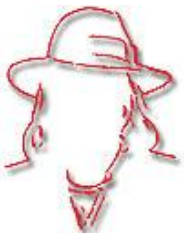
- Lovely 3 bedroom, 3 bath home with large backyard, backing onto parkland
- Short walk to schools, parks, bus service, hi-tech & shops
- Open plan living & dining room with big windows
- 9 foot ceilings on main level
- Hardwood flooring in living room, dining room & family room
- Gas fireplace with mantel
- Many windows bring in natural light into the home
- All appliances included
- All light fixtures and window coverings included
- Fantastic professionally finished lower level with entertainment area, office area & hobbie area
- Interlock walkway to covered front porch
- Private yard with hedging, trees, gardens & deck
- Roof, approx. 2011
- Furnace, approx. 2011
- Central Air Conditioner, approx. 2022
- Rented Hot Water Tank, approx. 2024



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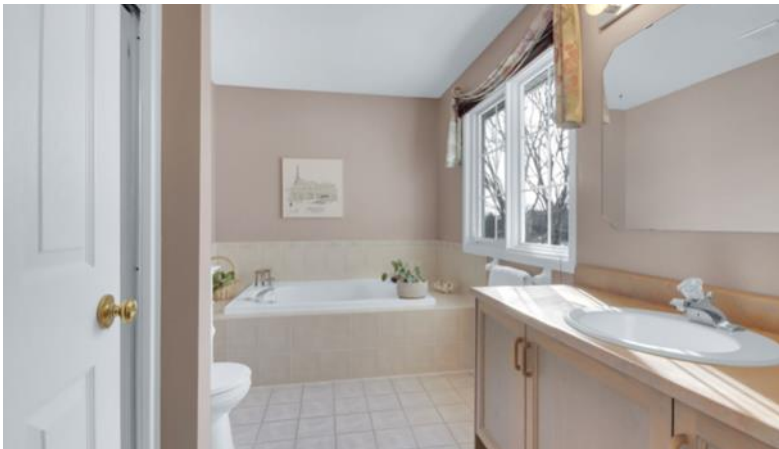
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