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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

314 Badgeley Avenue, Kanata Lakes

\$695,000



MRS. JOAN SMITH

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2018

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

314 Badgeley Avenue, Kanata Lakes

Stunning end unit townhome in Kanata Lakes is ready to move into. Beautiful gardens greet you at the street and there are no rear neighbors. Open plan kitchen to living and dining areas offers tremendous space for entertaining and everyday life. Expanded deck is perfect to enjoy barbecues and afternoons. Nine foot ceilings, hardwood and tile flooring throughout the main level. Three spacious bedrooms & three and a half baths plus second level laundry are fantastic features. The finished lower level with family room & three piece bath is great for guests. Lovely finishes throughout and pride in ownership shows in this home's excellent condition. Walk to many parks, shops, bus service, St. Gabriel and All Saints schools. Also in school catchment for W. Erskine Johnston, Stephen Leacock, Saint Remi & Earl of March. Hi-tech & 417 minutes away.

Front brick façade is attractive along with the interlock walkway and steps with railing and perennial gardens. Transom header and side light windows allow natural light into the tiled foyer with double closet. Close by is entry to the garage. A few steps up into the reception area with hardwood flooring. A powder room with vanity with quartz counters is convenient for guests. The living room has a tall window with views of the backyard and a soft neutral paint palette. Dining room is close by and has a chandelier and room for a buffet.

Upgraded open kitchen is perfect for any chef and entertaining. Quartz counters, gas stove with electric oven, custom hood fan, tile backsplash, island, tall cabinets with pot drawers and recessed lighting are fantastic features. All stainless steel appliances are included. Extra cabinets and display shelving in the eating area provides extra storage. The three pane patio door with transom window brings natural light into the home and access to the expanded deck with metal spindles, fantastic for barbecues and entertaining.

The curved staircase with oak spindles and big window leads you to the second level. Primary bedroom has views of the backyard, a big walk-in closet and full ensuite bath with separate corner shower & roman tub with tile surround. The vanity has quartz counters and an undermount sink. There are two more big bedrooms with overhead lights, double closets & tall windows. One bedroom is presently used as an office. Main bath is a few steps away and has a tub/shower combined with tile surround, white vanity and medicine cabinet. Conveniently in the hall is the laundry closet with overhead cabinets added and a linen closet.

The finished lower level has a wonderful family room with deep window and a gas fireplace with tile surround and mantel. Plenty of room for a home theatre, games and a home office or a guest suite. The three piece bath with shower is not only handy but great for guests, in-laws and young adults, turning the lower level into a separate suite.

Enjoy this lovely end unit townhome and the Kanata Lakes community. Many parks, shops, excellent schools and easy access to bus service, 417, high tech and the DND campus.

Main Level

Foyer: 2.16x1.95m
Reception area: 2.59x1.38m
Living Rm: 3.34x2.40m
Dining Rm: 3.32x2.14m
Kitchen: 3.30x2.47m
Powder rm: 2.15x1.04m

Second Level

Primary bedrm: 5.32x3.55m
Ensuite bath: 3.32x2.10m
Walk-in closet: 2.10x1.56m
Bedroom 2: 4.44x2.85m
Bedroom 3: 3.38x2.89m
Bath: 2.63x2.57m
Laundry: 1.54x1.03m

Lower Level

Family rm: 5.53x5.48m
Bath: 2.28x1.75m
Storage room: 5.73x2.23m
Utility room: 3.05x2.09m

General Information

Year Built: 2009 / approx.
Taxes: \$4,942 / 2026
Lot Size Approx: 24.94'x106.95'
Garage: Single attached
Heating: Forced/Air Gas
Water: Municipal
Sewer: Connected
Fireplace: 1 gas

Legal Desc: PART OF BLOCK 231, PLAN 4M-1362, BEING PARTS 9, 10 AND 11 ON PLAN 4R-23408 SUBJECT TO AN EASEMENT IN GROSS OVER PART BLOCK 231, PLAN 4M-1362, PART 11 PLAN 4R-23408 AS IN OC861450 SUBJECT TO AN EASEMENT AS IN OC867774 SUBJECT TO AN EASEMENT IN GROSS AS IN OC867775 SUBJECT TO AN EASEMENT IN GROSS AS IN OC867776 TOGETHER WITH AN EASEMENT OVER PART BLOCK 231 PLAN 4M-1362, PART 1 PLAN 4R-23408 AS IN OC1047896 TOGETHER WITH AN EASEMENT OVER PART BLOCK 231 PLAN 4M-1362, PART 3 PLAN 4R-23408 AS IN OC1047896 TOGETHER WITH AN EASEMENT OVER PART BLOCK 231 PLAN 4M-1362, PART 5 PLAN 4R-23408 AS IN OC1047896 TOGETHER WITH AN EASEMENT OVER PART BLOCK 231 PLAN 4M-1362, PART 7 PLAN 4R-23408 AS IN OC1047896 SUBJECT TO AN EASEMENT OVER PART BLOCK 231 PLAN 4M-1362, PARTS 9 AND 11 PLAN 4R-23408 IN FAVOUR OF PART BLOCK 231 PLAN 4M-1362, PARTS 1 AND 2 PLAN 4R-23408 AS IN OC1047896 SUBJECT TO AN EASEMENT OVER PART BLOCK 231 PLAN 4M-1362, PARTS 9 AND 11 PLAN 4R-23408 IN FAVOUR OF PART BLOCK 231 PLAN 4M-1362, PARTS 3 AND 4 PLAN 4R-23408 AS IN OC1047896 SUBJECT TO AN EASEMENT OVER PART BLOCK 231 PLAN 4M-1362, PARTS 5 AND 6 PLAN 4R-23408 AS IN OC1047896 SUBJECT TO AN EASEMENT OVER PART BLOCK 231 PLAN 4M-1362, PARTS 9 AND 11 PLAN 4R-23408 IN FAVOUR OF PART BLOCK 231 PLAN 4M-1362, PARTS 7 AND 8 PLAN 4R-23408 AS IN OC1047896 TOGETHER WITH AN EASEMENT OVER PART BLOCK 231 PLAN 4M-1362, PARTS 7 AND 8 PLAN 4R-23408 AS IN OC1047896 SUBJECT TO AN EASEMENT OVER PART BLOCK 231 PLAN 4M-1362, PARTS 9, 10 AND 11 PLAN 4R-23408 IN FAVOUR OF PART BLOCK 231 PLAN 4M-1362, PARTS 7 AND 8 PLAN 4R-23408 AS IN OC1047896 CITY OF OTTAWA

Included: Fridge, Stove, Hoodfan, Dishwasher, Washer, Dryer, All Light fixtures, All Window Coverings, All Drapery Rods & Tracks, Auto Garage Door Opener, Central Air Conditioner, Humidifier

Excluded: Microwave

Rented: On Demand Hot water system

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.

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For more info...

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314 Badgeley Avenue, Kanata Lakes

Highlights:

- Stunning end unit townhome in Kanata Lakes. Beautiful gardens and no rear neighbors. Open plan kitchen to living area. Expanded deck to enjoy barbecues. 3 bedrooms & 3.5 baths. Finished lower level with family room & 3 piece bath. Lovely finishes throughout and in excellent condition.
- Walk to many parks, shops, bus service. St. Gabriel and All Saints schools. Also in school catchment for WEJ, Stephen Leacock & Earl of March. Hi-tech & 417 minutes away.
- Front brick façade, interlock walkway & steps and pretty low maintenance gardens. Deck expanded & metal spindles & railing added. Gas line for barbecue.
- Hardwood & tile flooring throughout main level
- Upgraded open kitchen with quartz counters, gas stove, custom hoodfan, tile backsplash, island, pot drawers, extra cabinets & shelving in eat-in area. Patio door to deck & backyard.
- All appliances included. Gas stove with electric oven. Dishwasher approx. 5 years old. Microwave excluded.
- 9 ft. ceilings on main level & tall windows
- Dining area has chandelier & room for a buffet
- Powder room has upgraded quartz counters on vanity
- Curved staircase with window brings the natural light into the 2nd level
- Primary bedroom has big walk-in closet and full ensuite bath with separate shower & roman tub & quartz counters on vanity
- 2 more bedrooms with overhead lights, double closets & tall windows.
- Main bath has tub/shower combined with tile surround.
- Second level laundry closet with overhead cabinets added
- Finished lower level family room with deep window & gas fireplace with mantel & tile surround. Plus a 3 piece-bath with shower, great for guests, in-laws and young adults
- All light fixtures & windows treatments included
- Rented on demand hot water tank, approx. 2009
- Furnace & Central air conditioner, approx. 2009
- Humidifier, approx. 2009
- Roof, approx. 2009
- Eavestrough installed



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