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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

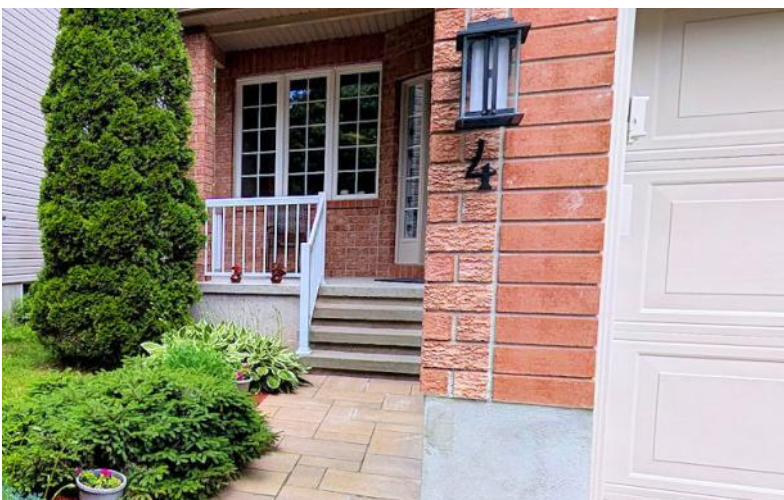
JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

4 Keno Way, Kanata Lakes

\$932,000



MRS. JOAN SMITH

— Broker, FRI, CMR, CRA —

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2018

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

4 Keno Way, Kanata Lakes

Wonderfully updated & maintained, this four plus one bedroom, three and half bath home is ready for the next family to move into and enjoy! Located on a quiet street with beautiful mature trees. Walk to many parks, tops schools and shops. Plus transit, 417 & high tech are minutes away. Many updates throughout this home including: quartz counters in the kitchen, fully renovated baths, finished lower level with rec room, bedroom and full bath, freshly painted throughout, updated light fixtures and recessed lighting, furnace, roof and more. This beautiful home offers fantastic space for families including the adjoining living and dining room with 9 ft ceilings, the bright open plan kitchen to family room, four spacious bedrooms on the 2nd level & a finished lower level.

Pretty interlock walkway and gardens welcome you to the covered front porch with privacy, perfect for reading or a morning coffee. Step inside to the spacious tiled foyer, modified from original plan, to increase space in reception area with two double closets for storage, powder room and entry to the double car garage. The updated powder room, with classic vanity with quartz counter, mirror and light fixture, is handy for guests. Steps away is the living room with crown moulding, hardwood flooring and fresh neutral décor. The curved archways add character to the rooms. The dining room is entertaining size, has a tall window for natural light and chandelier.

Close by is entry to the kitchen with tile flooring, many classic cabinets, updated tile backsplash and quartz counters, updated undermount sink and faucet. The island with breakfast bar and drawers is great for meal prep and family gatherings. All stainless steel appliances are included. A patio door to the deck is handy for barbecues and takes you to the private hedged yard.

The kitchen opens onto the big family room with hardwood flooring, making supervising children easier as well as for entertaining. Fireplace with oak mantel and tile surround and hearth adds ambience to the room. A tall picture window with transom header window provides views of the backyard and lets the natural light in.

The curved staircase leads you to the second level with updated chandelier and recessed lighting in the upper hall. The primary bedroom has a lovely vaulted ceiling, pretty windows and accent wall. A walk-in and double closet provide plenty of storage. The chic ensuite bath has been fully renovated and has a long vanity with quartz counter, two sinks, freestanding tub and double tiled shower, making morning routines easy.

Steps away off the main hall are three more big bedrooms, each with double closets and windows and overhead lights. Two bedrooms have interesting accent walls. The fourth bedroom is presently used as a home office. The main bath has also been fully renovated with a new vanity with quartz counter and sink, updated light fixture and mirror, and tub with tile surround.

The finished lower level with recessed lighting offers plenty of room for a home theatre, play and office areas. A separate bedroom has access to a full bath, great for guests. There is also a laundry room with storage cabinets, shelving and a sink, and a separate storage room and utility room.

Pride of ownership and care shows in this beautiful family home. Ready to move into and make your own. Enjoy the Kanata Lakes community with many parks, schools and shops all close by. Minutes to transit, 417 & high-tech!

Call

For more info...

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Main Level

Foyer:	3.79x1.63m
Living Rm:	4.19x3.27m
Dining Rm:	3.28x3.15m
Kitchen:	4.47x3.66m
Eating area:	4.24x2.00m
Family rm:	4.84x3.44m
2 piece bath:	1.68x1.57m

Second Level

Primary bedrm:	5.38x3.79m
Walk-in closet:	1.52x1.48m
Ensuite bath:	3.66x1.62m
Bedroom:	4.84x3.64m
Bedroom:	4.35x3.45m
Bedroom:	3.64x2.94m
Bath:	2.92x1.71m

Lower Level

Recreation room:	6.77x4.15m
Bedroom:	4.77x4.06m
Ensuite bath:	3.18x1.99m
Laundry room:	5.88x1.41m
Utility room:	3.26x2.47m
Storage room:	2.95x1.35m

General Information

Year Built:	2003 / approx.
Taxes:	\$6,155 / 2026
Lot Size:	Approx. front 35.08', right side 111.59', left side 115.10', back: 35.23'

Garage:	Double attached
Heating:	Forced/Electric
Water:	Municipal
Sewer:	Connected
Fireplace:	1 gas

Legal Desc: PART OF BLOCK 7, PLAN 4M-790 BEING PART 81 ON PLAN 4R-14587, KANATA.

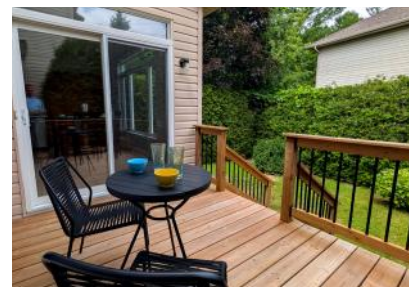
Included: Fridge, stove, hood fan, dishwasher, microwave, washer, dryer, all light fixtures, all blinds, mirrors in bedrooms, white wardrobe in bedroom in basement, Central Air Conditioner, Humidifier (as is condition), Auto Garage Door Opener

Rented

Hot water tank

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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Highlights:

- Wonderfully updated & maintained, this 4+1 bedroom, 3.5 bath home is ready for the next family to move into and enjoy!
- Located on a quiet street with beautiful mature trees. Walk to many parks, top schools and shops. Plus transit, 417 & high tech are minutes away.
- 9 foot ceilings on main level
- Adjoining living & dining room with hardwood flooring and crown moulding
- Open plan kitchen to family room perfect for families
- Kitchen has quartz counters, updated undermount sink and faucet, updated tile backsplash, island with breakfast bar, many classic cabinets & pantry cabinets added. Recessed lighting
- All stainless steel appliances included
- Modified plan to increase space in foyer/reception area with two double closets and powder room
- 4 spacious bedrooms on 2nd level. Primary bedroom has vaulted ceiling & ensuite bath with 2 sinks, double shower & free standing tub
- Accent walls & overhead lighting in each bedroom on 2nd level
- 2.5 fully renovated baths, approx. 2024, plus full bath in lower level, approx. 2013
- Finished lower level with rec room, bedroom & full bath, approx. 2013
- Carpet on stairs to basement, approx. 2013
- Freshly painted throughout, Main level 2026, 2nd level, 2025
- Updated light fixtures and recessed lighting
- Tile flooring in foyer, approx. 2013
- Gas fireplace with tile surround, tile hearth & oak mantle
- Furnace & thermostat, approx. 2023
- Roof, approx. 2016
- Rented hot water tank, approx. 2019
- Humidifier installed, not used (as is condition)
- All door handles and hinges updated
- Eavestrough installed
- All window blinds included
- Front interlock walkway, approx. 2023
- Patio door to private hedged backyard with deck (approx. 2023)



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