



741 oakglade avenue

KANATA • 3 BEDS • 3 BATHS

This townhome features tasteful upgrades and a floor plan optimized for families. It's the little touches that give this home an atmosphere of classic elegance, from the muntin windows to the modern black door hardware.

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Hardwood floors extend throughout the open concept living and dining rooms. Pot lights illuminate the living room, and you'll find upgraded light fixtures throughout the home. Enjoy a casual meal in the tiled eating area with backyard views, or in the intimate formal dining room. The kitchen features additional seating at the breakfast bar, as well as stainless steel KitchenAid appliances, fridge with water line, and chic espresso cabinetry.

The lower-level family room enjoys extra natural light from the living room windows. Designed with a gas fireplace, this finished basement is perfect for a recreation room, play room, home office or hobby space. On this level you'll also find plenty of storage for your seasonal items, central vacuum equipment, and a rough-in for a three-piece bathroom.



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Upstairs, double doors partition the primary bedroom from the rest of the house. This peaceful retreat features his and hers walk-in closets, generous square footage, and an ensuite bath. The bathroom offers a Roman tub and separate shower, along with plenty of counter space. Two additional bedrooms enjoy wide closets. The full bathroom is equipped with a tub/shower, and lots of counter space. On this level you'll also have the convenience of laundry facilities, featuring a steam dryer, and upgraded carpet.

This home offers proximity to many essential amenities. Take a short walk to the playground at Kristina Kiss Park, or spend the day enjoying a variety of nearby shops and restaurants. Schools, public transit, and highways 416 and 417 are just a short drive away. Working from home? Rogers fibre optic internet will give you speedy access to the web.

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Foyer	Main	9'7" x 4'7"
Living Room	Main	16'3" x 10'7"
Kitchen	Main	10'11" x 7'9"
Dining Room	Main	11'11" x 9'11"
Eating Area	Main	8'5" x 7'8"
Partial Bath	Main	6'5" x 2'9"
Primary Bedroom	Second	16' x 12'1"
4-Piece Ensuite	Second	11' x 6'5"
Walk In Closet	Second	7'9" x 6'4"
Walk In Closet	Second	9'9" x 8'11"
Full Bath	Second	9'2" x 5'1"
Bedroom	Second	12' x 9'3"
Bedroom	Second	9'9" x 8'11"
Laundry	Second	5'11" x 5'5"
Family Room	Lower	17'9" x 14'3"
Taxes		\$3,645 / 2020

Includes

Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Light Fixtures, Eating Area Chandelier (as is), Central Vacuum (as is), Dining Room Mirrors, TV Mount.

Features

- Stainless steel KitchenAid appliances, with dedicated water line to the fridge.
- Pot lighting in the living room, and upgraded light fixtures throughout.
- Second-floor laundry facilities.
- Fully fenced backyard.
- Close to playgrounds and parks, schools, transit, highway access, and shopping.

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