



# HAUSCHILD GROUP

## REAL ESTATE TEAM



## 1122 B Klondike Road

### Morgan's Grant

Charming 2 bedroom, 2.5 bathroom upper end unit with 2 parking spaces, close to Kanata High Tech in Morgan's Grant! With thoughtful finishes throughout, you will be impressed with this sunny layout from the moment you step in to the recently updated entrance.

Enjoy the open-concept main level living space, with huge windows that flood the area with natural light. The kitchen with eating area features tons of cabinetry and stainless steel appliances, making meal prep a treat!

The second level holds two great sized bedrooms, both with 3 piece ensuites. The laundry area is conveniently tucked between the bedrooms for easy access. Some photos virtually staged.

Condo fees (395.28/month) includes building insurance, general maintenance & repair, landscaping, management fee, & snow removal.



**2 Bedrooms**



**2.5 Bathrooms**



**2 Storeys**



**2 Parking Spaces**

E. & O.E. The information in this document is believed to be accurate, but is not warranted.



Contact me for more information:  
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## Inclusions

Fridge, stove, washer, dryer, dishwasher, microwave/hood fan, drapery tracks, drapes, window blinds, HRV, central air conditioner, all light fixtures, all bathroom mirrors, parking space #55, exclusive use of parking space #48

## Exclusions

NIL

## Property Tax

~\$2,778.67/2022 as per City of Ottawa Tax Calculator

## Age Of

Home: ~2013

Washer & dryer: 2021

Appliances: ~2015

Furnace: ~2015

Air Conditioner: ~2015

## Year Built

~2013

## Rental Items

Tankless Water Heater

## Closing Date

Immediate or To Be Arranged

## Updates

Shower unit, door, & floor in primary bedroom ensuite

## Main Level

Powder Room: 6'3" x 5'0"

Living Room: 14'6" x 13'9"

Dining Room: 11'0" x 9'10"

Kitchen: 12'2" x 8'1"

Eating Area: 8'0" x 6'3"

Balcony: 15'1" x 5'5"

## 2nd Level

Primary Bedroom: 14'6" x 13'8"

3 Piece Ensuite: 7'10" x 5'7"

Bedroom #2: 12'6" x 12'4"

3 Piece Ensuite: 7'10" x 5'7"

Laundry Room: 7'9" x 5'11"

## Condo Fees

\$395.28/month (Includes building insurance, general maintenance and repair, landscaping, management fee, snow removal)



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# Parking Alotment



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## What's Nearby

Farinella Kanata | 806 March Rd, #1  
Ironstone Grill at The Marshes Golf Club | 320 Terry Fox Dr  
Loch March Golf & Country Club | 1755 Old Carp Rd  
Lone Star Texas Grill | 4048 Carling Ave  
Ottawa Public Library - Beaverbrook | 2500 Campeau Dr  
Perspectives Restaurant at Brookstreet | 525 Legget Dr  
Richcraft Recreation Complex - Kanata | 4101 Innovation Dr  
South March Highlands Conservation Forest | S March Highland Trails  
St. Louis Bar & Grill | 5035 Innovation Dr  
The Barley Mow | 700 March Road  
The Marshes Golf Club | 320 Terry Fox Dr  
The Royal Oak | 329 March Rd



## Schools in the Area

### Public Schools

Jack Donohue Public School | 101 Penrith St | 613-271-9776  
Kanata Highlands Public School | 425 Terry Fox Dr | 613-591-6098  
W. Erskine Johnston Public School | 50 Varley Dr | 613-592-4492  
Earl of March Intermediate School | 4 The Parkway | 613-592-3361  
Earl of March Secondary School | 4 The Parkway | 613-592-3361

### Catholic Schools

St. Isabel Catholic School | 785 Gouldbourn Forced Rd | 613-271-9542  
All Saints Intermediate School | 5115 Kanata Ave | 613-271-4254  
All Saints High School | 5115 Kanata Ave | 613-271-4254

### French & French Catholic Schools

École Publique Julie-Payette | 1385 Halton Terrace | 613-270-1043  
Elementary School Catholic Saint-Rémi | 100 Walden Dr | 613-741-2360  
École secondaire catholique Paul-Desmarais | 5315 Abbott St E | 613-744-2618

E&OE schools determined through individual school board locator tools.  
Please check with boards for individual needs\*

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