

# 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.









#### **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**

NII

#### **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

#### 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"

### **Closing Date**

Immediate or To Be Arranged

### **Updates**

Shower unit, door, & floor in primary bedroom ensuite

#### and 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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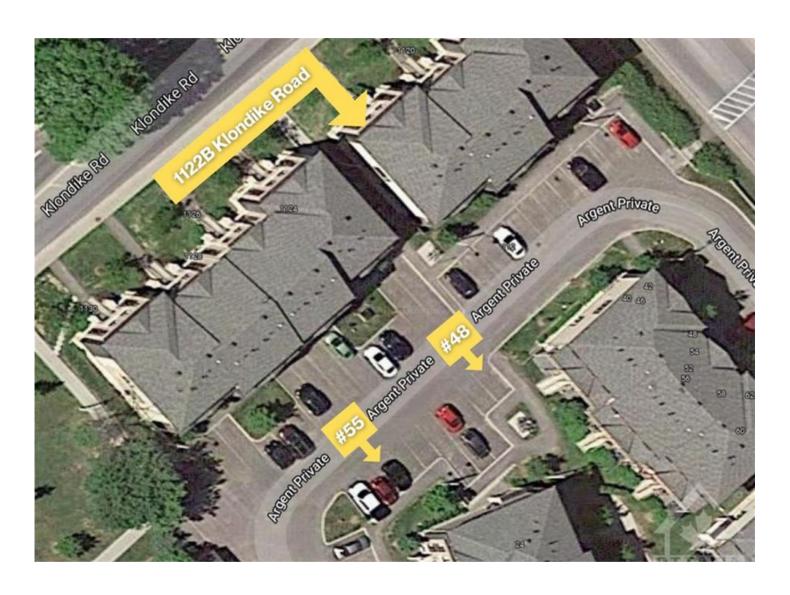








# Parking Alotment



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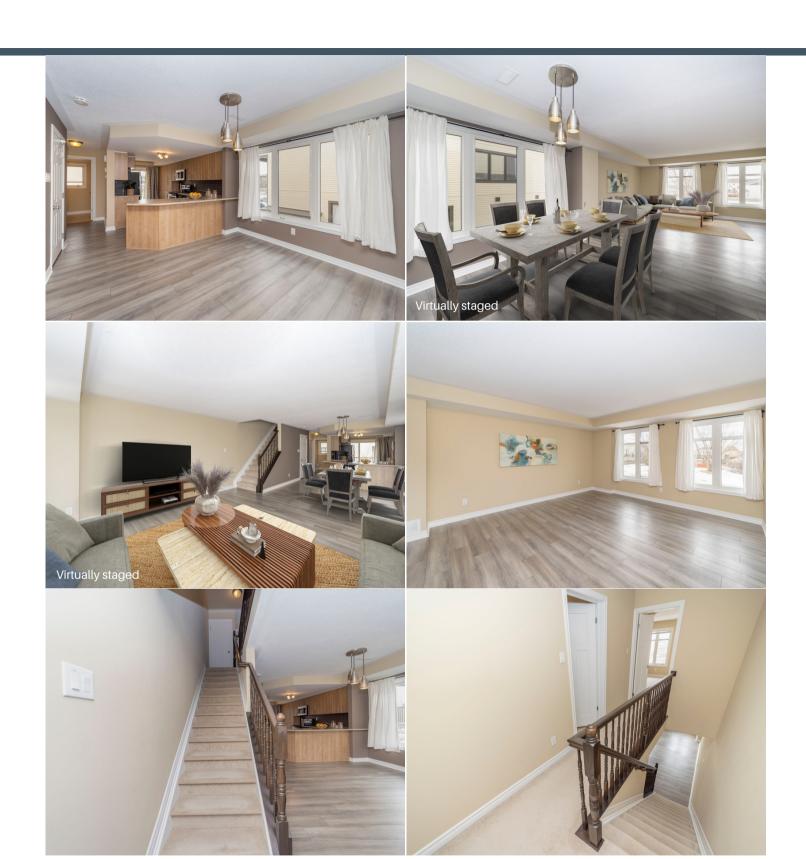
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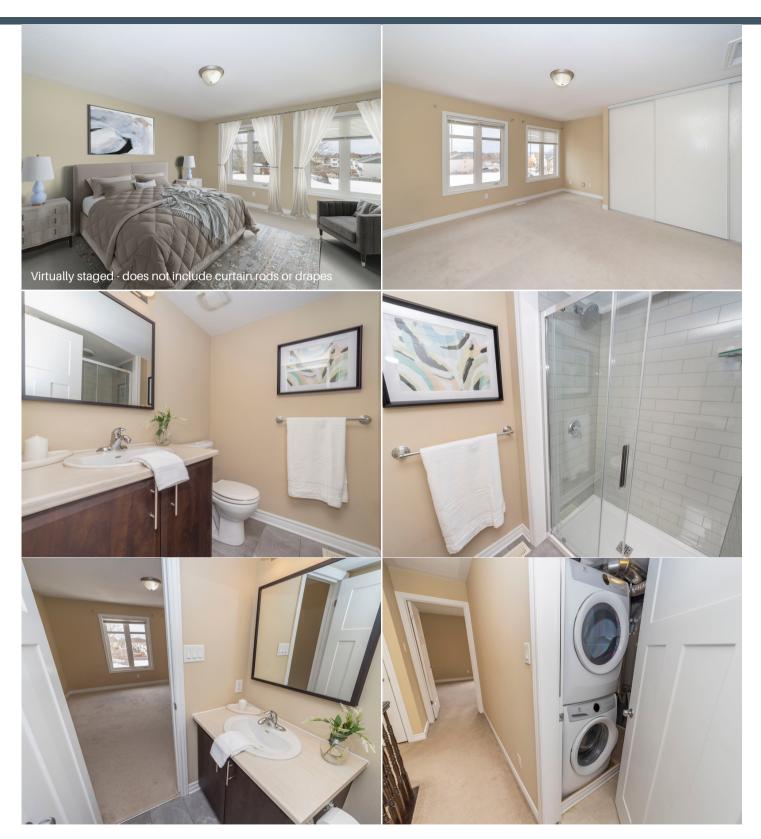
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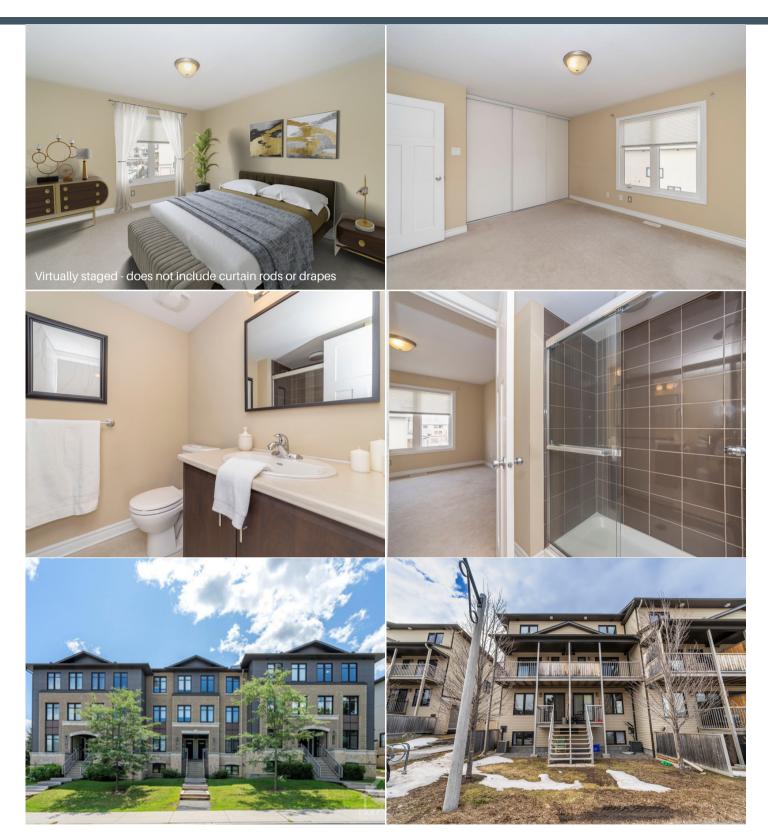
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#### What's Nearby

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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