



HAUSCHILD GROUP

REAL ESTATE TEAM



19 Charlesworth Court

Kanata Lakes

Looking for your dream home? Look no further than 19 Charlesworth Court! This executive single-family home by Richcraft offers effortless luxury and an exquisite living experience. This rare beauty offers 4+1 bedrooms and stunning finishes, this warm and welcoming home exudes tranquility and style.

Spacious and Soaring

As you enter the home, you'll be greeted by soaring ceilings on the main level and large windows that flood the home with natural light. The large principle rooms are balanced by a main level bedroom with an ensuite, and a den that overlooks the front of the home. Whether you're hosting a large gathering or simply enjoying a quiet night in, this home offers the perfect space for every occasion.



4+1 Bedrooms



3 Bathrooms



2 Storeys



2 Car Garage

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



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Chic and Open-Concept

To the back of the home, you'll find the chic open-concept kitchen with stainless steel appliances, perfect for preparing delicious meals and entertaining guests. The kitchen looks out to the oversized and very spacious eating area and family room with a gas fireplace, providing the perfect space to relax and unwind after a long day. With stylish finishes and high-end appliances, this home is the perfect blend of form and function.

Private and Serene

As you make your way up the grand staircase to the second level, you'll discover a huge sunny loft with vaulted ceiling and highlighter window, a primary bedroom with a large walk-in closet, and a five-piece ensuite. Two more large bedrooms and a full bath complete this private space, providing ample room for family and guests. And with a finished lower level that offers a fifth bedroom and a vast amount of additional living space, this home is perfect for families who love to sprawl out. The 2nd floor loft could quite easily be converted to a 4th bedroom on the 2nd floor but has so many possibilities as a beautiful open space.



Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, air conditioner, all light fixtures, all drapery tracks and rods, all window blinds, all drapes, garage door opener & 2 remotes, central vacuum & accessories, furnace, pool table

Exclusions

NIL

Property Tax

~\$6,815.38/2022 as per homeowner

Year Built

~2002

Closing Date

June 2023 or To Be Arranged

Rental Items

Hot Water Tank:
~\$40/month

What Year?

2023: Primary bedroom flooring
2021: Furnace, fridge, stove,
dishwasher, AC, deck
2020: Flooring
Roof: 2016

Hydro

~\$90/month

Gas

~\$260/month

Water/Sewer

~\$150/month

Main Level

Foyer: 7'7" x 6'9"
Living Room: 12'11" x 11'11"
Dining Room: 14'11" x 11'11"
Kitchen: 15'2" x 12'8"
Eating Area: 14'8" x 11'11"
Office/Den: 12'2" x 9'11"
Bedroom #4: 11'11" x 10'10"
3 Piece Ensuite/Full Bathroom: 8'7" x 6'5"
Laundry/Mud Room: 6'10" x 5'4"
Family Room with Gas Fireplace: 17'6" x 11'10"

2nd Level

Primary Bedroom: 18'5" x 14'6"
Walk-In Closet: 12'2" x 6'1"
5 Piece Ensuite: 12'2" x 9'4"
Bedroom #2: 11'0" x 10'1"
Bedroom #3: 14'4" x 15'1"
Full Bathroom: 10'1" x 5'10"
Loft: 17'3" x 11'6"

Lower Level

Bedroom #5: 17'7" x 9'5"
Recreation Room: 22'4" x 13'9"
Family Room: 18'1" x 16'6"
Gym Space: 12'8" x 10'9"
Storage: 19'11" x 8'11"
Storage: 22'6" x 15'3"

Garage: 20'4" wide x 17'11" deep

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Lot Measurements as per GeoWarehouse

108.14 ft x 51.19 ft x 108.14 ft x 51.19 ft



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What's Nearby

3 Brewers Kanata | 565 Kanata Ave
Beaver Pond | Beaver Pond Trail
Beaver Pond Trail
Crazy Horse Stonegrill Steakhouse & Saloon
Farm Boy | 499 Terry Fox Dr
Kanata Golf and Country Club | 7000 Campeau Drive
Landmark Cinemas Kanata | 801 Kanata Avenue
Luna Crepes & Café | 329 march Rd #110
Morning Owl Kanata | 1047 Canadian Shield Ave
Ottawa Public Library - Beaverbrook
Pure Kitchen Kanata | 499 Terry Fox Dr #55
Tanger Outlets | 8555 Campeau Drive
Walden Park | 130 Walden Drive
Zak's Diner Kanata | 499 Terry Fox Drive



Schools in the Area

Public

Stephen Leacock Public School | 25 Leacock Dr | 613-592-2261
W. Erskine Johnston Public School | 50 Varley Dr | 613-592-4492
Earl Of March S.S | 4 The Pkwy | 613-592-3361



Catholic

St. Gabriel School | 400 Keyrock Dr | 613-271-6181
All Saints Intermediate School | 5115 Kanata Ave | 613-271-4254
All Saints High School | 5115 Kanata Ave | 613-271-4254



French/French Catholic

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

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

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