



# HAUSCHILD GROUP

## REAL ESTATE TEAM



## 513 Pepperville Crescent

Emerald Meadows/Kanata South

### Introducing a Beautiful End Unit Townhome in Kanata South

Looking for a spacious and beautifully updated townhome in Kanata South? Look no further than this stunning end unit townhome! This 3-bedroom, 2.5-bathroom home is packed with features that are sure to impress.

### Spacious Living & Dining Area

The main floor of this townhome is perfect for entertaining. The living and dining area is spacious and open, with plenty of natural light and includes Hardwood Flooring. The large windows and neutral décor create a welcoming space that is perfect for family gatherings or hosting friends.

### Beautifully Updated Kitchen

The beautiful kitchen has been recently renovated and includes changing the doors on the cabinets and modifying the orientation of the island to a much better peninsula, which allows for wide-open views to the living space and extra storage on the other side. With the addition of the Quartz counters and the stunning Stainless steel appliances the kitchen is a wow!



**3 Bedrooms**



**2.5 Bathrooms**



**2 Storeys + Finished Lower Level**



**1 Car Garage**

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



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The sleek and modern design is both functional and beautiful, making this kitchen the perfect place to whip up your favorite meals. Appealing light fixtures in the kitchen and dining areas add sophistication.

### The Second Floor

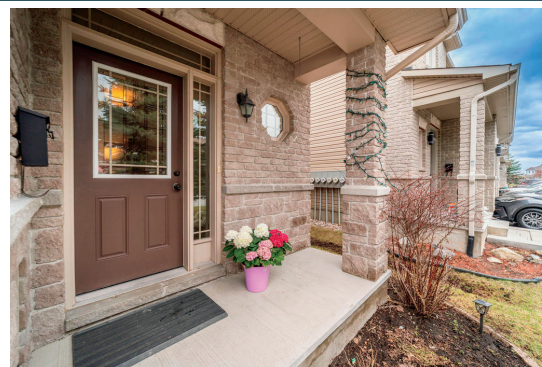
As an End unit you will notice the valuable light that comes in from the beautiful window above the staircase. Note the continuation of the recently installed Hardwood flooring to the entire 2nd floor. Truly special! You will also find the convenient Laundry closet on this level.

### Primary Bedroom with Walk-in Closet and Ensuite Bathroom

The primary bedroom is a relaxing retreat. It features a spacious walk-in closet and a beautiful 4-piece ensuite bathroom with a separate shower and tub. This is the perfect place to unwind after a long day.

### Two Additional Bedrooms and Full Bathroom

The upper level of this townhome also features two additional bedrooms and a full bathroom. This makes it perfect for families with children, or for those who need extra space for guests.



### Finished Lower Level with Family Room and Cozy Nook

The finished lower level of this townhome is a great space for relaxing. It features a family room with a gas fireplace, as well as a cozy nook that is perfect for a home office. There is also plenty of storage space available and a separate door leading to a space for a future 2pce powder room. This lower level is truly practical and functional.

### Private Patio and Beautifully Landscaped Yard

Step outside onto the private patio, where you can relax and enjoy the beautifully landscaped yard. This is the perfect place to enjoy your morning coffee or to host a summer barbecue with friends and family. Fully fenced and offering lots of pretty gardens.

### Conveniently Located

This townhome is conveniently located just minutes away from shopping, dining, and entertainment options. With easy access to major highways and public transportation, commuting is a breeze.

Overall, this beautiful end unit townhome in Kanata South is a must-see. With its spacious living and dining area, Hardwood flooring throughout the house, beautifully updated kitchen, primary bedroom with ensuite bathroom, and finished lower level, it has everything you need for comfortable and stylish living. Don't miss out on the opportunity to make this house your home.

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## Inclusions

Fridge, stove, dishwasher, washer, dryer, air conditioner, microwave/hood fan, light fixtures, drapery tracks & rods, all window blinds, all drapes, garage door opener with one remote and one keypad, nest thermostat

## Exclusions

NIL

## Closing Date

End of June 2023 or To Be Arranged

## Year Built

~2010

## Property Tax

~\$4100/2022 as per homeowner

## Rental Items

Hot water tank

## Water/Sewer

~140/month (3 month consumption)

## Hydro

~\$90/month (average over last 3 months)

## Gas

~\$210/month includes hot water tank rental (average over last 3 months)

## Updates & Upgrades

~2023: Fresh paint on main level & lower level. Bathroom rough-in connections in lower level.

~2020: Kitchen refacing, new island, granite counters. Water connection to fridge. Powder room renovation, new toilet seat, vanity, and painting. New vinyl flooring in foyer, powder room, & kitchen.

~2019: Hardwood flooring on 2nd level

## What Year?

~2022: Hot water tank

~2020: Stove, dishwasher, washer & dryer

~2019: Roof repairs

## Main Level

Foyer: 16'1" x 6'8"

Powder Room: 6'6" x 2'11"

Living Room: 14'4" x 7'9"

Dining Room: 12'3" x 12'5"

Kitchen: 15'2" x 11'4"

Pantry: 3'8" x 3'8"

Eating Area: 8'0" x 5'9"

OTHER Other

## 2nd Level

Primary Bedroom: 18'8" x 14'4"

Walk-In Closet: 7'2" x 5'0"

4 Piece Ensuite: 15'8" x 8'4"

Bedroom #2: 16'0" x 10'0"

Walk-In Closet: 5'5" x 5'2"

Bedroom #3: 10'3" x 10'0"

Full Bathroom: 9'11" x 7'1"

Laundry Area: 5'4" x 3'5"

## Lower Level

Family Room: 19'1" x 13'3"

Den/Office Space: 9'8" x 5'9"

Storage/Utility: 11'5" x 9'8"

Storage: 15'7" x 7'11"

Garage: 19'5" deep x 10'10" wide



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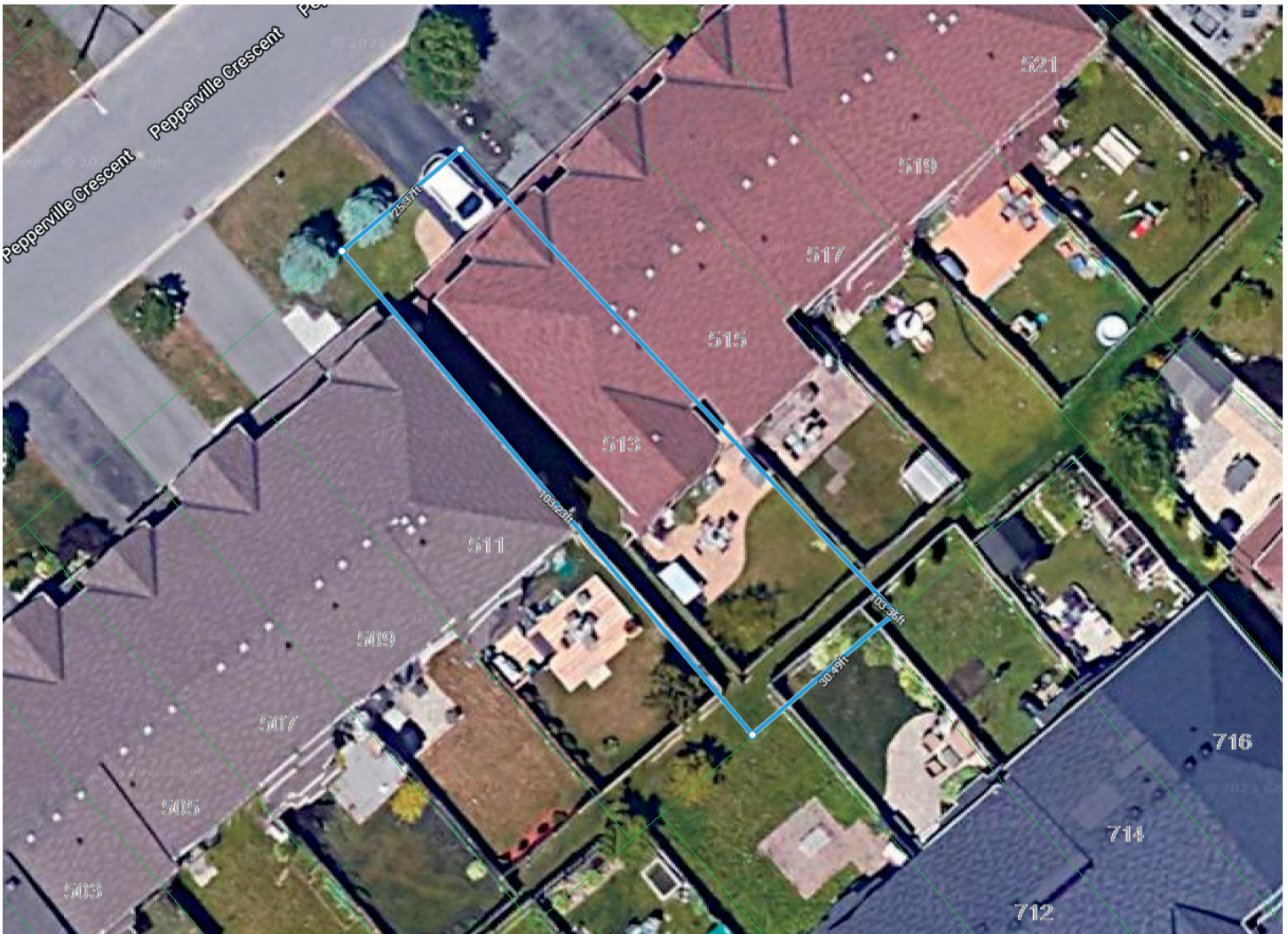


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# Lot Measurements as per GeoWarehouse

25.37 ft x 103.23 ft x 30.49 ft x 103.36 ft



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## What's Nearby

Brigitta Park | 353 Brigitta Street  
COBS Bread Bakery | 1150 Terry Fox Drive  
Jack Pine Trail | Moodie Drive  
Kristina Kiss Park | 100 Akerson Road  
Law & Orders Kanata South | 220 Terence Matthews Crescent  
LCBO | 1140 Terry Fox Drive  
Mary Brown's Chicken | 782 Eagleson Road  
Metro Eagleson Road | 10 Cope Drive  
Ottawa Public Library - Hazeldean | 50 Castlefrank Road  
Raahi Indian Dhaba | 782 Eagleson Road  
Real Canadian Superstore | 760 Eagleson Road  
St. Louis Bar & Grill | 780 Eagleson Road  
Stittsville Kanata Veterinary Hospital | 5375 Fernbank  
Walmart Supercentre | 5357 Fernbank Road



## Schools in the Area

### Public Schools

A. Y. Jackson Secondary School | 150 Abbeyhill Drive  
Bridlewood Community Elementary School | 63 Bluegrass Drive  
Glen Cairn Public School | 182 Morrena Road  
John Young Elementary School | 5 Morton Drive

### Catholic Schools

St Martin De Porres School | 20 McKittrick Drive  
Holy Trinity Intermediate School | 180 Katimavik Road  
Holy Trinity High School | 180 Katimavik Road

### French & French Catholic Schools

École secondaire catholique Paul-Desmarais | 5315 rue Abbott Street East  
St. John Paul II Catholic Elementary School | 5473 Abbott Street East

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

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