



HAUSCHILD GROUP

REAL ESTATE TEAM



205 Roy Errington Way

Morgan's Grant

If you've been searching for the perfect blend of luxury, comfort, and style, look no further. This 4-bedroom home is a testament to impeccable design and thoughtful remodelling. Designed by an interior designer and professionally renovated, it boasts a level of elegance that is simply unparalleled.

A Grand Entrance

From the moment you step through the door, you'll be greeted by an inviting entrance that sets the tone for what lies ahead. The 2021 wainscoting and new flooring lend a touch of sophistication, while the Nest doorbell and Nest Keyless door lock offer modern convenience and security.

Living Room Charm

The living room is a true embodiment of timeless charm, with 2021 wainscoting and custom Roman shades on the windows. It's a space where you can relax and unwind while surrounded by tasteful design.



4 Bedrooms



4 Bathrooms



2 Storeys + Finished Lower Level



2 Car Garage

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



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Dining Delights

The dining room is a culinary enthusiast's delight. In 2021, it received custom cabinetry featuring top-of-the-line Canadian quartz countertops and custom wood shelving. Seamlessly connected to the fully renovated kitchen, it offers an ideal setting for entertaining guests or enjoying family meals.

A Chef's Haven

Prepare to be blown away by the fully renovated kitchen, completed in 2021. Custom wood cabinetry, top-of-the-line Canadian quartz countertops, and high-end appliances make this kitchen a true masterpiece. Thoughtful cabinetry features ensure both ample storage and impeccable style. The kitchen is further adorned with custom window coverings and high-end light fixtures that perfectly complement the overall design.



Family Comfort

The family room is a cozy retreat with its custom wood shelving and Roman shades. Whether it's spending quality time with loved ones or indulging in a moment of solitude, this space effortlessly accommodates both.

A Place for Everything

In 2021, the mudroom underwent a complete transformation with new flooring and custom wood cabinetry, providing incredible storage solutions for a clutter-free home. The powder room was also beautifully renovated in 2022, featuring a brand new vanity, flooring matching the entrance and kitchen, and custom wood shelving. A professionally designed high-end light fixture adds the finishing touch.

Basement Bliss

The fully finished basement is an entertainer's dream. It boasts a gas fireplace with a spectacular stone wall, a full bathroom with a shower, integrated ceiling speakers, and custom cabinetry offering plenty of storage options.

A Luxurious Retreat

The ensuite bathroom is a true masterpiece, professionally designed and fully renovated in 2022. Its highlights include a 10-foot long custom white oak vanity with double undermount sinks, unbeatable storage, and 4-inch top-of-the-line quartz countertops. Heated flooring, large format tiles, a double shower with high-end plumbing fixtures, and custom Roman shades add to the luxurious ambiance.

Modern Comfort in the Main Bathroom

The main bathroom, also professionally designed and renovated in 2022, boasts a 6-foot Canadian-made white oak vanity with quartz countertops and double undermount sinks. High-end light fixtures and custom tile work enhance the vanity wall and shower area, while custom Canadian white oak shelving adds a touch of practical elegance.

Exterior Elegance

The exterior of this home is equally impressive. With a new garage door and automatic opener installed in 2023, accent LED lighting added in 2022, and a fully landscaped yard with an irrigation system and automated control box, this home's curb appeal is undeniable. A custom-built wood deck provides the perfect spot for outdoor gatherings, and the integrated home automation with Nest/Google brings modern convenience right to your fingertips.

If you're seeking a home that offers the utmost in luxury living, this stunningly renovated 4-bedroom property is a true gem. With its tasteful interiors, high-end finishes, and modern amenities, every aspect of this home is designed to exceed your expectations. Don't miss the opportunity to own this extraordinary piece of real estate. Schedule a viewing today and experience the embodiment of refined living.

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Builder

Minto

Property Tax

~\$6,212.85/2023 as per homeowner

Hydro

~\$120/month

Inclusions

Fridge, Stove (current stove to be replaced with ~6 year old GE Induction Stove), dishwasher, washer, dryer, hood fan, drapery tracks & rods, all window blinds, all drapes, tv wall bracket x 3, garage door opener with 2 remotes and 1 keypad, central vacuum and accessories (including power head to basement only), nest thermostat (doorbell & nest keyless entry), built-in audio speakers, irrigation system (front, back & sides, control in garage)

Main Level

Foyer: 6'10" x 5'9"
Walk-in Closet: 5'1" x 4'10"
Powder Room: 5'4" x 4'11"
Living Room: 15'7" x 13'2"
Dining Room: 13'2" x 10'11"
Kitchen: 12'10" x 10'6"
Eating Area: 7'11" x 9'2"
Family Room: 13'7" x 11'0"

Model

Shaughnessy

Rental Items

Hot water tank ~\$40.63 /m
w/Enercare, Billed on
Enbridge Gas Bill

Gas

~\$160/month

2nd Level

Primary Bedroom: 15'4" x 19'10"
Walk-in Closet: 9'9" x 7'10"
Sitting Area: 9'9" x 8'2"
4 Piece Ensuite: 10'1" x 9'3"
Bedroom: 14'4" x 10'1"
Bedroom: 14'0" x 11'1"
Bedroom: 12'1" x 11'11"
Full Bathroom: 12'1" x 7'3"
Laundry Room: 6'10" x 5'5"

Year Built

~2008

Closing Date

October 2nd, 2023 or TBA

Water/Sewer

~\$100/month

Exclusions

Gazebo, Flat Screen
TV's

Lower Level

Play Room: 13'5" x 10'3"
Recreation Room: 22'4" x 17'10"
3 Piece Bathroom: 6'5" x 5'11"
Utility Room: 10'4" x 6'0"
Storage: 17'1" x 15'11"

Garage: 19'7" x 17'5"



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Updates

Main floor:

- Designed by a professional interior designer and repainted in 2021

Entrance:

- 2021 wainscoting and new flooring
- 2023 new entrance door
- Nest doorbell and Nest Keyless door lock

Living room:

- 2021 wainscoting
- Custom Roman shades on windows

Dining room:

- 2021 - Custom cabinetry with top-of-the-line Canadian quartz countertop and custom wood shelving
- Designed as an extension to the kitchen

Kitchen:

- 2021 - fully renovated with brand new custom wood cabinetry, top-of-the-line Canadian quartz countertops, flooring and appliances
- Thoughtfully planned cabinetry features to optimize storage and style
- Custom window coverings
- High-end light fixtures

Family room:

- Custom wood shelving to match the dining room, mudroom and powder room.
- Custom Roman shades

Mudroom:

- Completely renovated in 2021 with new flooring and custom wood cabinetry with abundant storage

Powder room:

- Completely renovated in 2022.
- Brand new vanity, flooring to match entrance and kitchen, toilet, and custom wood shelving. Professionally designed with high-end light fixture.

Basement:

- Fully finished
- Plenty of storage
- Gas fireplace with impressive stone wall
- Full bathroom with shower
- Integrated ceiling speakers
- Custom cabinetry with incredible storage

Ensuite bathroom:

- Professionally designed & fully renovated in 2022 with all luxury, high-end features.
- 10' custom white oak vanity with double undermount sinks and unbeatable storage
- 4" top-of-the-line quartz countertops
- Heated flooring
- Luxurious large format tiles
- Double shower with luxury high-end plumbing fixtures, custom tile work, and bench
- Custom Roman shades
- High-end light fixtures and tile work on vanity wall

Main bathroom:

- Professionally designed and fully renovated in 2022.
- 6' Canadian-made white oak vanity with quartz countertop and double undermount sinks
- High-end light fixtures and tile work on vanity wall and in shower area
- Custom Canadian white oak shelving in niche
- Luxurious large format floor tiles
- Custom Roman shades

Exterior:

- 2023 new garage door with automatic opener
- 2022 accent LED lighting
- Fully landscaped
- Irrigation system in front, back and sides of the home with automated control box
- Custom-built wood deck
- Integrated home automation with Nest/Google

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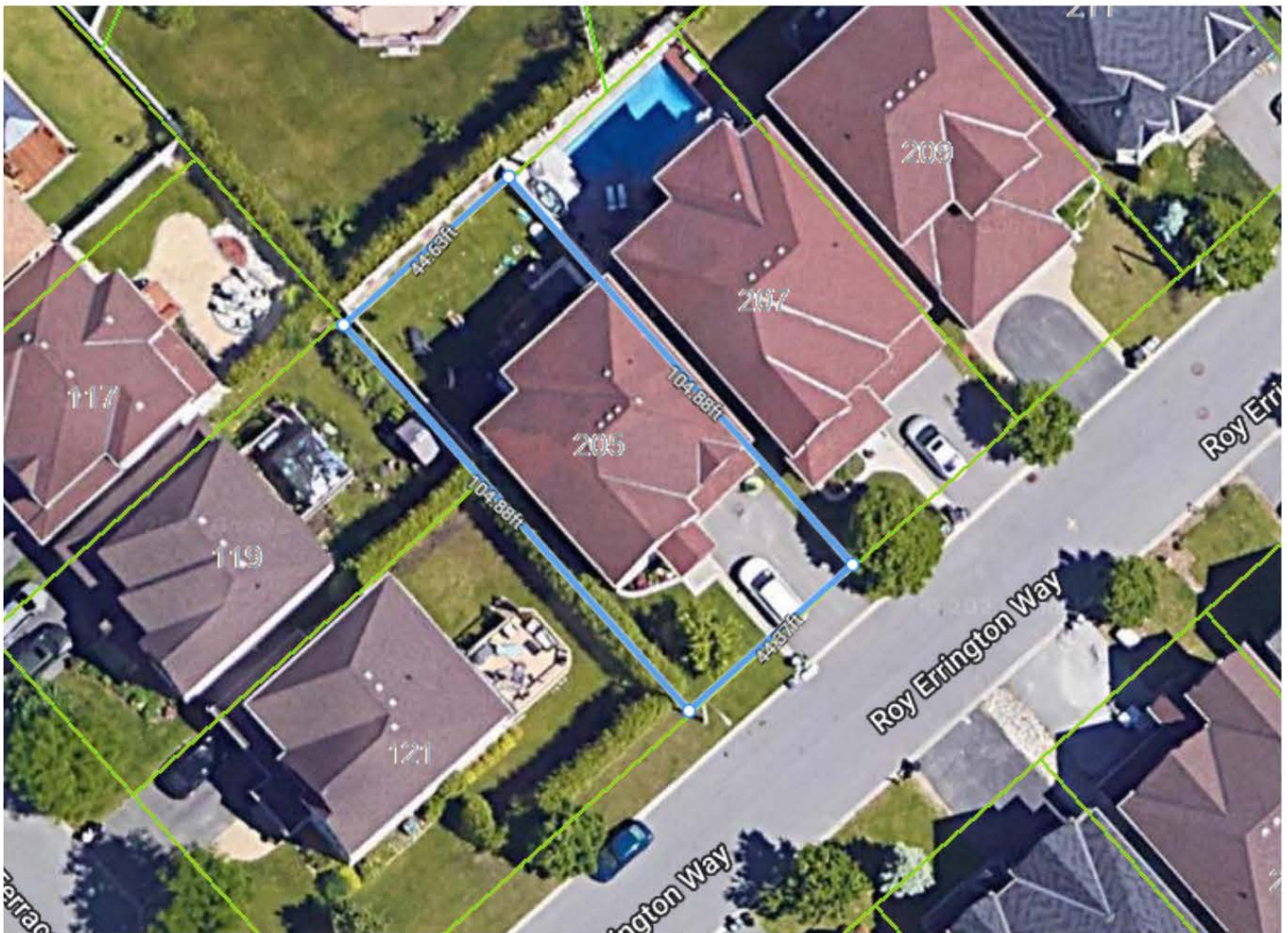


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Lot Measurements as per GeoWarehouse

44.63 ft x 104.88 ft x 44.37 ft x 104.88 ft



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What's Nearby

Calabogie Brewing Co. Kanata | 105 Schneider Road
Farinella Kanata | 806 March Road
Forestbrook Park | 186 Forestbrook Street
Kanata North Community Garden | 1299 Klondike Road
Law & Orders Kanata North | 4055 Carling Avenue
Louis Turner Park | Old Second Line Road
Luc Béranger Field | 1251 Halton Terrace
Metro | 4048 Carling Avenue
OC Transpo Innovation Park & Ride | 1321-3043 Innovation Drive
Rexall Drugstore | 4048 Carling Avenue
Richcraft Recreation Complex - Kanata | 4101 Innovation Drive
South March Highlands Conservation Forest | 316 Abbydale Circle
St. Louis Bar & Grill | 5035 Innovation Drive
Starbucks | 5055 Innovation Drive
The Marshes Golf Club | 320 Terry Fox Drive
W.C. Bows Park | 1251 Halton Terrace



Schools in the Area

Public Schools

Earl of March Intermediate School | 4 The Parkway
Jack Donohue Public School | 101 Penrith Street
W. Erskine Johnston Public School | 50 Varley Drive
West Carleton Secondary School | 3088 Dunrobin Road

Catholic Schools

St Isabel Catholic School | 785 Goulbourn Forced Road
All Saints Intermediate School | 5115 Kanata Avenue
All Saints High School | 5115 Kanata Avenue

French & French Catholic Schools

St. Isidore School | 1105 March Road
Elementary School Catholic Saint-Rémi | 100 Walden Drive
Catholic Elementary School Roger-Saint-Denis | 186 Barrow Crescent

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

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