



HAUSCHILD GROUP

REAL ESTATE TEAM



5 Witherspoon Crescent

Kanata Lakes

Nestled in the picturesque neighborhood of Kanata Lakes, The Manhattan by Richcraft is a truly exquisite executive single-family home. Boasting 4 bedrooms and 3 bathrooms, this residence offers a perfect blend of elegance and comfort, all situated on a tranquil and family-friendly crescent. With its captivating design and thoughtful features, this home promises to be the haven you've been searching for.

Stunning Design and Elegance

As you step inside, you're greeted by dramatic 9' ceilings on the main level that immediately set the stage for grandeur. Timeless hardwood flooring flows throughout most of the main level, creating an inviting and warm atmosphere that is perfect for creating cherished family memories.

Open Concept Living/Dining

The heart of the home is the open concept living and dining area, an ideal space for memorable family gatherings and entertaining. With its seamless flow and ample natural light, this area is designed to create lasting moments and connections.



4 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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Perfect Work-From-Home Setup

Working from home is a breeze with the main level den, providing a quiet and inspiring space for productivity while maintaining the comfort of being close to your family.

Captivating Backyard Views

Vaulted ceilings at the back of the home, combined with large picture windows, offer captivating views of the mature and fully fenced backyard (fence 'as-is'). Enjoy the beauty of nature from the comfort of your own living space.

Heart of the Home: The Kitchen

The large open-concept kitchen, adorned with stainless steel appliances and an elegant center island, serves as the heart of the home. It seamlessly flows into the eating area and a beautiful living room complete with a cozy gas fireplace, making it the perfect place to gather and unwind.

Tranquil Sleeping Quarters

The upper level boasts an attractive primary bedroom with a walk-in closet, a 4-piece ensuite, and a vaulted peek ceiling, creating an oasis of comfort and relaxation. With 3 additional well-appointed bedrooms, a main bath, and a conveniently located laundry area, the upper level provides all the comforts your family needs for a balanced and harmonious lifestyle.

Unlimited Potential: Unfinished Lower Level

The partially finished lower level presents a canvas for your imagination to run wild. Abundant storage space awaits, giving you the freedom to realize your unique vision for the space. Drywall on most walls and ceilings.

Location Highlights

Situated in the heart of Kanata Lakes, this dream home is surrounded by conveniences that enhance your daily life. Within close proximity to schools, picturesque paths, and various amenities, your family's needs and desires are effortlessly met. Discover the perfect blend of elegance, comfort, and convenience at The Manhattan by Richcraft. Welcome to a home that embraces you in warmth and sophistication, ready to be your haven of happiness.

Builder	Model	Year Built	Closing Date	Property Tax
Richcraft	Manhattan	~2001	Early Nov. 2023, or To Be Arranged	~\$5568.21/2023 as per seller
Rental Items	Gas	Water/Sewer	Hydro	
Hot water tank: ~\$62.09/month	~\$172/month	~\$115/month	~\$77.25/month	

Inclusions

Fridge, stove, dishwasher, washer, dryer, all light fixtures, all drapery tracks and rods, all window blinds, all drapes, garage door opener with 2 remotes, wooden shelves in basement, central vacuum with only some accessories, storage shed. Fire pit 'as-is'. Kitchen chandelier 'as-is'

Exclusions

Freezer in basement, chandelier in primary bedroom, rug on the wall, bidet (to be replaced with toilet seat)

Updates

2022: Kitchen
2021: Stone walkway
2019: Washer, dryer, dishwasher, stove, toilets
2017: Fridge
~2016: Roof
2015: Deck
2012: A/C, furnace
2001: Gas line to BBQ, shutters on south-facing windows

Main Level

Foyer: 11'2" x 8'6" (irregular)
Walk-In Closet: 4'7" x 4'5"
Powder Room: 5'5" x 4'10"
Living Room: 13'8" x 11'11"
Dining Room: 12'0" x 10'0"
Kitchen: 11'11" x 8'5"
Eating Area: 10'11" x 7'2"
Den/Home Office: 9'1" x 8'10"
Family Room: 13'10" x 12'10"

2nd Level

Primary Bedroom: 17'4" x 17'8"
Walk-In Closet: 6'0" x 5'0"
4 Piece Ensuite: 9'4" x 9'1"
Bedroom: 12'2" x 11'2"
Bedroom: 2nd 12'2" x 10'0"
Bedroom: 2nd 12'2" x 11'9"
Main Bathroom: 2nd 9'4" x 4'11"
Laundry Area: 5'6" x 2'11"

Lower Level

Recreation Room (partly finished, irregular): 36'10" x 24'9"
Storage: 9'9" x 5'7"
Storage & Utility: 14'1" x 13'9"
Garage: 19'11" deep x 18'0" wide
Deck: 15'8" x 10'11"

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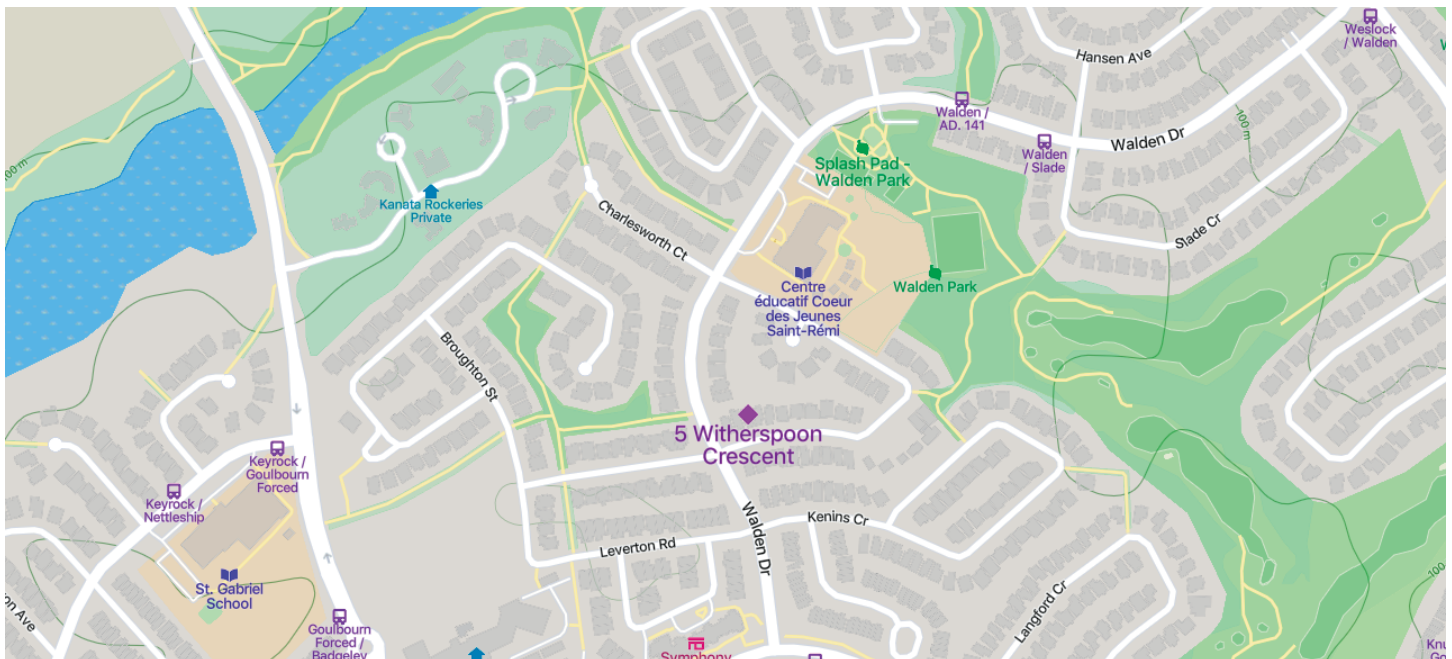
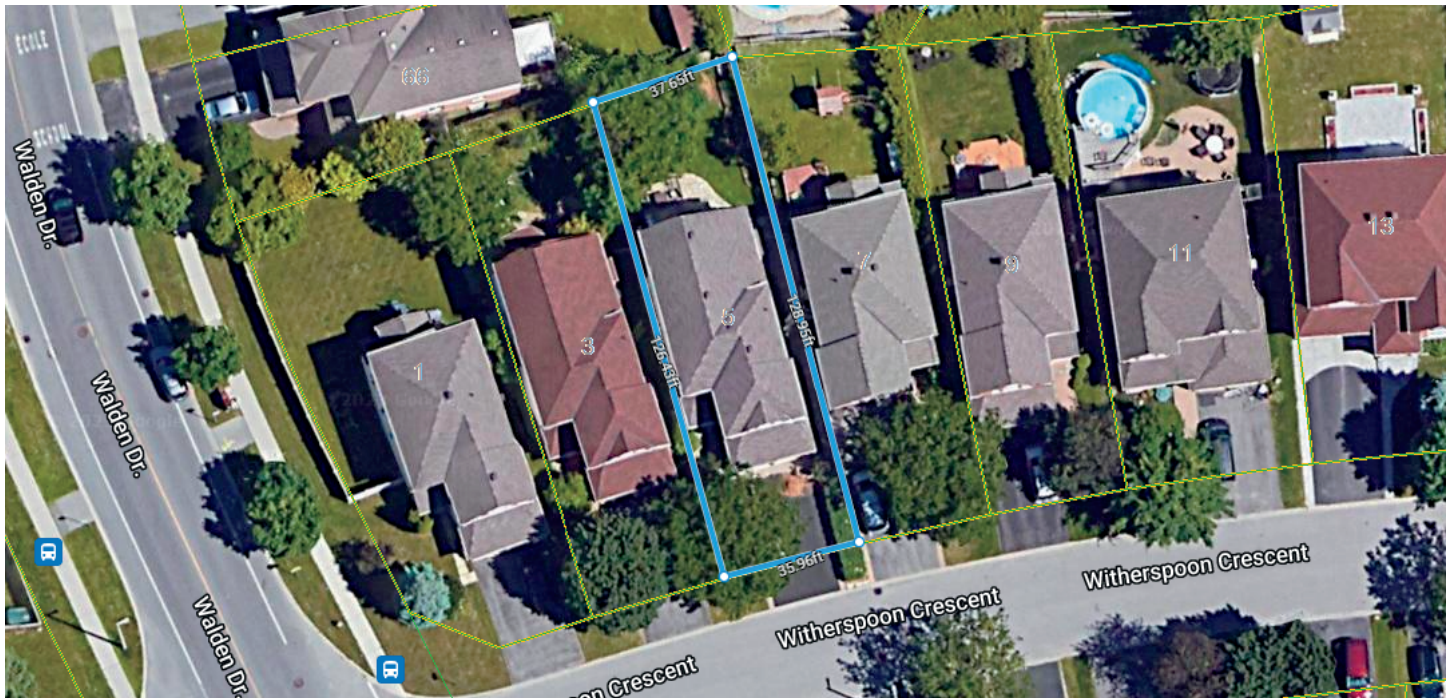


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Lot Measurements as per GeoWarehouse

128.95 ft x 37.65 ft x 126.43 ft x 35.96 ft



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What's Nearby

3 Brewers Kanata | 565 Kanata Avenue
Beaver Pond Kanata & Beaver Pond Trail
Crust & Crate | 5112 Kanata Avenue
Dairy Queen Grill & Chill | 499 Terry Fox Drive
Farm Boy | 499 Terry Fox Drive
Fratelli Kanata | 499 Terry Fox
Holly Acres Park | 77 A Varley Drive
Jade Yi's Kitchen | 5104 Kanata Avenue
Jim Malone Park | 400 Goldridge Drive
John G. Mlacak Community Centre | 2500 Campeau Drive
Kanata Golf & Country Club | 7000 Campeau Drive
Kowloon Market (Kanata) | 5108 Kanata Avenue
LCBO | 499 Terry Fox Drive
Loblaws Earl Grey Drive | 200 Earl Grey Drive
Morning Owl Kanata | 1047 Canadian Shield
Moxies Kanata Restaurant | 601 Earl Grey Drive
Ottawa Public Library - Beaverbrook | 2500 Campeau Drive
Walden Park | 130 Walden Drive
Whalen Park | 5115 Kanata Avenue
WingsUp! Kanata | 5100 Kanata Avenue



Schools in the Area

Public Schools

Stephen Leacock Public School | 25 Leacock Dr
W. Erskine Johnston Public School | 50 Varley Dr
Earl Of March S.S | 4 The Pkwy

Catholic Schools

St. Gabriel School | 400 Keyrock Dr
All Saints Intermediate School | 5115 Kanata Ave
All Saints High School | 5115 Kanata Ave

French & French Catholic Schools

École secondaire catholique Paul-Desmarais | 5315 Abbott St E
École élémentaire catholique Saint-Rémi | 100 Walden Dr
École Publique Julie-Payette | 1385 Halton Terrace

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

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