



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



Bungalow + Loft

Kanata Lakes

Exquisite bungalow + loft by Phoenix Homes is a 4+1 bedroom home with in-ground salt water pool, and is surrounded by mature greenery that provides plenty of privacy & stunning views year-round

155 Insmill Crescent

\$1,180,000

About this Property

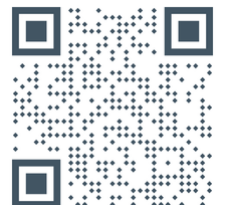
Move-in ready for you to begin making the memories of a lifetime! This spacious bungalow offers plenty of room for the family to spread out, while enjoying large principle rooms & well-appointed bedrooms.

Awesome Features:

- ✓ Main level primary bed
- ✓ Loft with 2 beds & 1 bath
- ✓ Hardwood flooring
- ✓ 17'6" vaulted ceilings
- ✓ Finished lower level
- ✓ Landscaped backyard with salt water pool



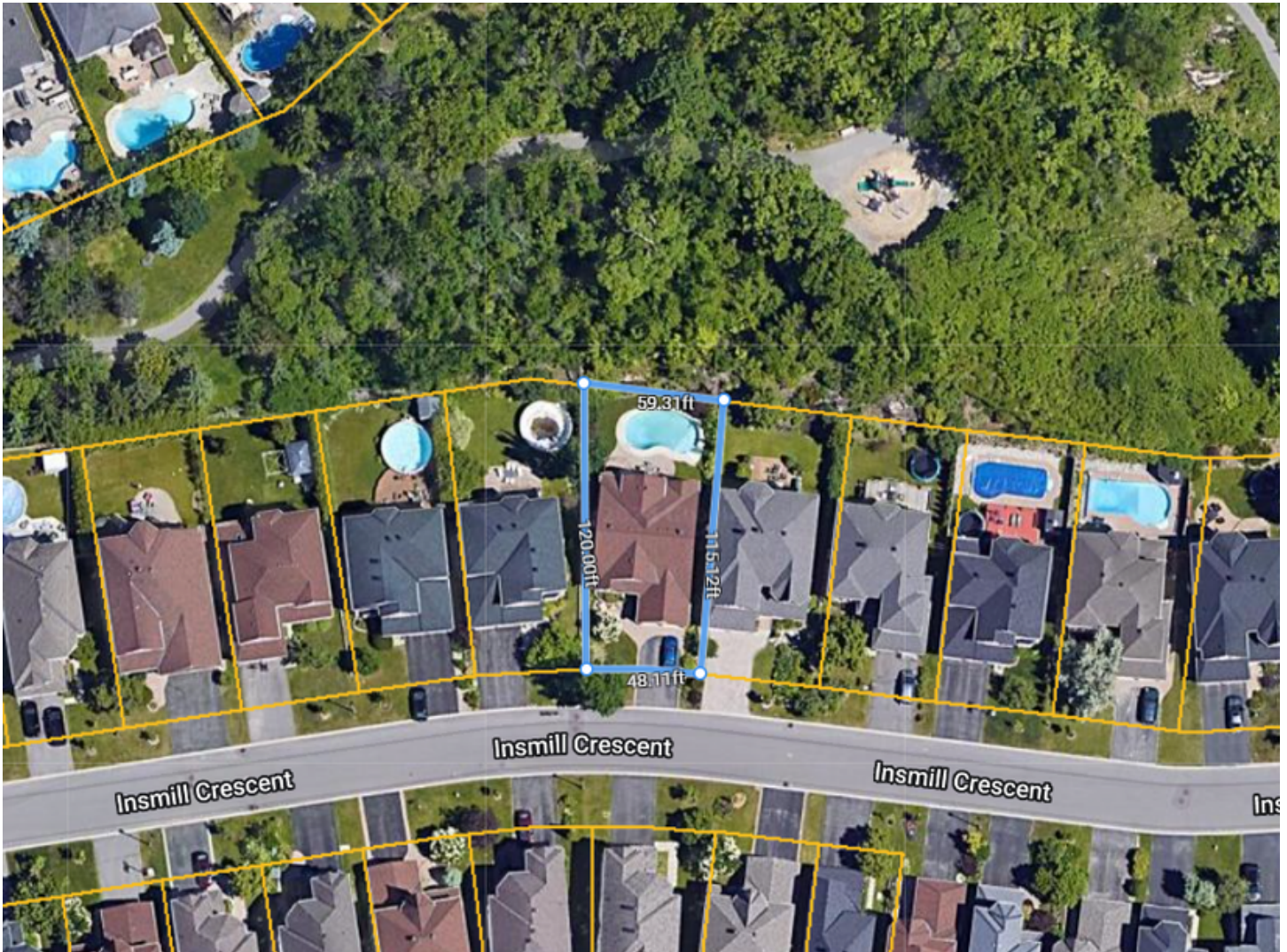
Contact me for more information:
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Lot Measurements as per GeoWarehouse

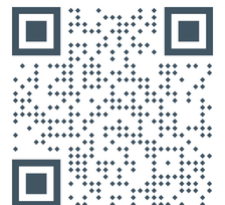
59.31 ft x 120.00 ft x 48.11 ft x 115.12 ft



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



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\$1,180,000

Builder

Phoenix Homes

Model

Adderly + Loft

Year Built

~2002

Closing Date

Mid to End of May or To Be Arranged

Property Tax

~\$6,482.41/2023

Rental Items

Hot Water Tank
~\$40/month

Hydro

~\$125/month

Water/Sewer

~\$150/bi-monthly

Gas

~\$175/month - includes hot water tank rental



Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, air conditioner, microwave, all light fixtures, all drapery tracks & rods, all window blinds, all drapes, TV wall brackets, garage door opener, central vac (not operational), salt water swimming pool

Updates

- ~2024: Carpet for loft & stairs to loft, hardwood flooring refinished, new shower in lower level, new French doors in lower level
- ~2021: Interlock pathway on side of home

Exclusions

Nil

Furnace

~2007

A/C

~2002

Windows

~2023: Primary bedroom

Roof

~2015

Stove

~2022

Fridge

~2023

Hardwood Flooring

~2024: refinished on main level
2002

Washer

~2012

Dryer

~2023

Dishwasher

~2020

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What's Nearby

3 Brewers Kanata | 565 Kanata Avenue
 Beaver Pond Kanata & Beaver Pond Trail
 Canadian Tire | 8181 Campeau Drive
 Crust & Crate | 5112 Kanata Avenue
 Farm Boy | 499 Terry Fox Drive
 Fratelli Kanata | 499 Terry Fox
 Holly Acres Park | 77 A Varley Drive
 Insmill Park | 67 Insmill Crescent
 John Gooch Park
 Kanata Golf & Country Club | 7000 Campeau Drive
 Kowloon Market (Kanata) | 5108 Kanata Avenue
 Landmark Cinemas Kanata | 801 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
 Turkish Kebab House | 471 Terry Fox Drive
 Walden Park | 130 Walden Drive
 Whalen Park | 5115 Kanata Avenue



Schools in the Area

Public Schools

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



Catholic Schools

St. Gabriel School | 400 Keyrock Drive
 All Saints Intermediate School | 5115 Kanata Avenue
 All Saints High School | 5115 Kanata Avenue



French & French Catholic Schools

École secondaire catholique Paul-Desmarais | 5315 Abbott St E
 École élémentaire catholique Saint-Rémi | 100 Walden Drive
 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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