



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



End Unit Bungalow with No Rear Neighbours

Welcome to “The Chablis” by Minto, a sunny & welcoming home with spacious rooms and thoughtful details at every touchpoint. Close to Kanata high tech, schools, shopping, and transit, it’s easy to imagine yourself in this space where style & function effortlessly blend together.

337 Breckenridge Crescent

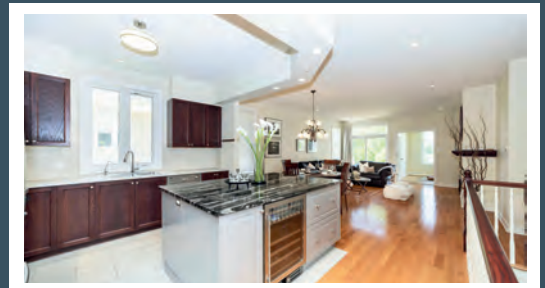
Morgan's Grant

About this Property

Tucked away on a quiet crescent, this home backs on to Halton Pond Park, with peaceful views that provide gorgeous vistas of the sunset & tranquil water.

Awesome Features:

- ✓ Main level lifestyle
- ✓ Finished lower level
- ✓ Hardwood flooring
- ✓ Large primary bedroom
- ✓ No rear neighbours
- ✓ Open concept kitchen with granite island



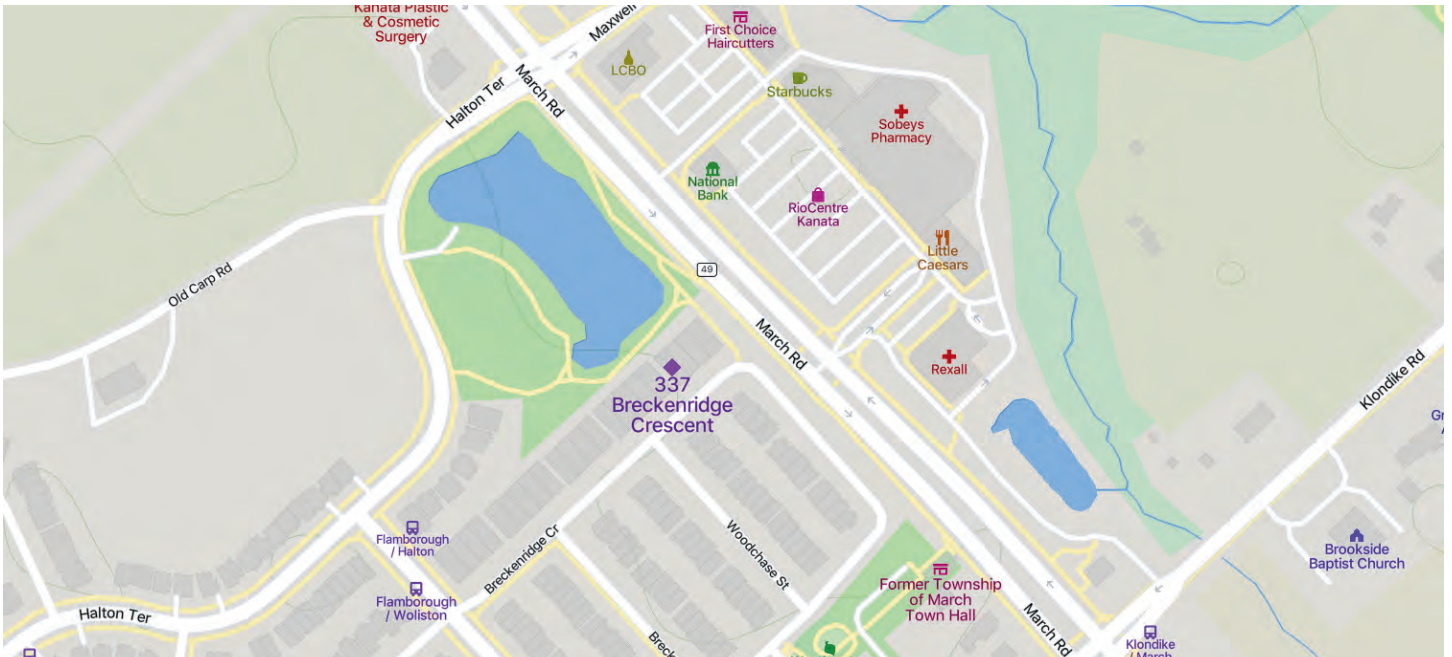
Contact me for more information:
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613-799-5570
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Lot Measurements as per GeoWarehouse

36.59 ft x 114.75 ft x 36.59 ft x 19.30 ft x 0.16 ft x 1.97 ft x 0.16 ft x 93.50 ft



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



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337 Breckenridge Crescent

Morgan's Grant

Builder
Minto

Model
The Chablis

Year Built
~2006

Closing Date
30-60 days (30 preferred)

Property Tax
~\$4,548.56/2023 as per homeowner

Rental Items
Hot Water Tank: ~\$39.79/month
Alarm: ~\$23/month
A/C & Furnace: ~\$145.99/month

Hydro
~\$83/month

Water/Sewer
~\$82/month

Gas
~\$127/month

Inclusions
Fridge, stove, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, microwave, all light fixtures, all drapery tracks and rods, all window blinds, all drapes, all tv wall brackets, garage door opener, central vac, nest thermostat, water treatment, wine fridge, all appliances are in 'as is' condition.

Updates & Upgrades
2024: Sunroom floor
2019: Kitchen island and floor
2016: Pantry, deck resurfaced
2007: Finished basement & deck

Exclusions
Ring doorbell

Hot Water Tank
~2023

Furnace
~2023

A/C
~2023

Windows
~2006

Flooring
~2006

Roof
~2018

Stove
~2006

Fridge
~2006

Washer
~2007

Dryer
~2007

Dishwasher
~2006

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What's Nearby

- Allô mon Coco Kanata | 848 March Road
- Farinella Kanata | 806 March Rd
- Halton Pond Park
- Ironstone Grill at The Marshes Golf Club | 320 Terry Fox Dr
- LCBO | 858 March Road
- Loch March Golf & Country Club | 1755 Old Carp Rd
- Lone Star Texas Grill | 4048 Carling Ave
- Ottawa Public Library - Beaverbrook | 2500 Campeau Dr
- Perspectives Restaurant at Brookstreet | 525 Legget Dr
- Pro Physio & Sport Medicine Centres March | 836 March Road
- Richcraft Recreation Complex - Kanata | 4101 Innovation Dr
- South March Highlands Conservation Forest | S March Highland Trails
- St. Louis Bar & Grill | 5035 Innovation Dr
- The Barley Mow | 700 March Road
- The Marshes Golf Club | 320 Terry Fox Dr
- The Royal Oak | 329 March Rd
- ViaMarzo Kitchen & Wine | 854 March Road



Schools in the Area

Public Schools

- Jack Donohue Public School | 101 Penrith St
- Kanata Highlands Public School | 425 Terry Fox Dr
- W. Erskine Johnston Public School | 50 Varley Dr
- Earl of March Intermediate School | 4 The Parkway
- Earl of March Secondary School | 4 The Parkway



Catholic Schools

- St. Isabel Catholic School | 785 Gouldbourn Forced Rd
- All Saints Intermediate School | 5115 Kanata Ave
- All Saints High School | 5115 Kanata Ave



French & French Catholic Schools

- École élémentaire publique Grande-Ourse | 1385 Halton Terrace
 - Elementary School Catholic Saint-Rémi | 100 Walden Dr
 - École secondaire catholique Paul-Desmarais | 5315 Abbott St E
- E&OE schools determined through individual school board locator tools.

Please check with boards for individual needs*

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