



**HAUSCHILD GROUP**  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®



# Sunny End Unit Townhome

Chic & elegant, this 3 bedroom end unit townhome offers a spacious main level with hardwood flooring & open-concept layout. Finished lower level family room with gas fireplace extends your living space to accommodate a multitude of lifestyles!

## 511 Remnor Avenue

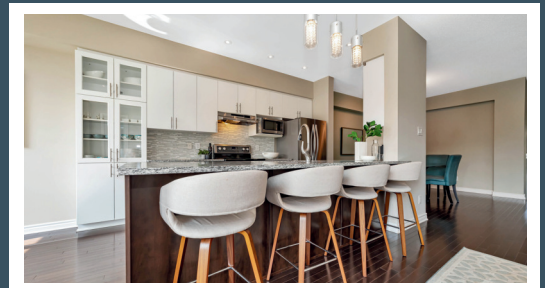
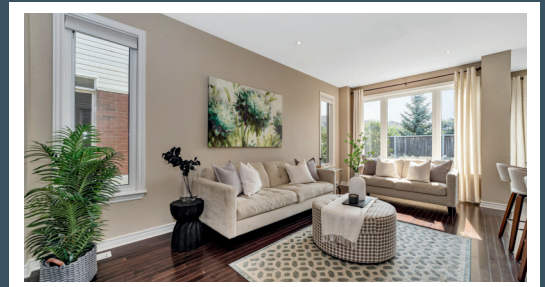
Kanata Lakes

### About this Property

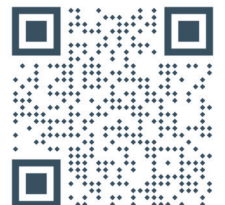
Perfect for a family, or for those looking to downsize without wanting to give up any amenity! Three finished levels of living space & plenty of large windows make this space ever-so inviting.

### Awesome Features:

- ✓ Main level hardwood floors
- ✓ 3 good -sized bedrooms
- ✓ Granite kitchen counters
- ✓ Finished lower level
- ✓ 2024 quartz bathroom counters
- ✓ End unit with extra windows



Contact me for more information:  
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613-799-5570  
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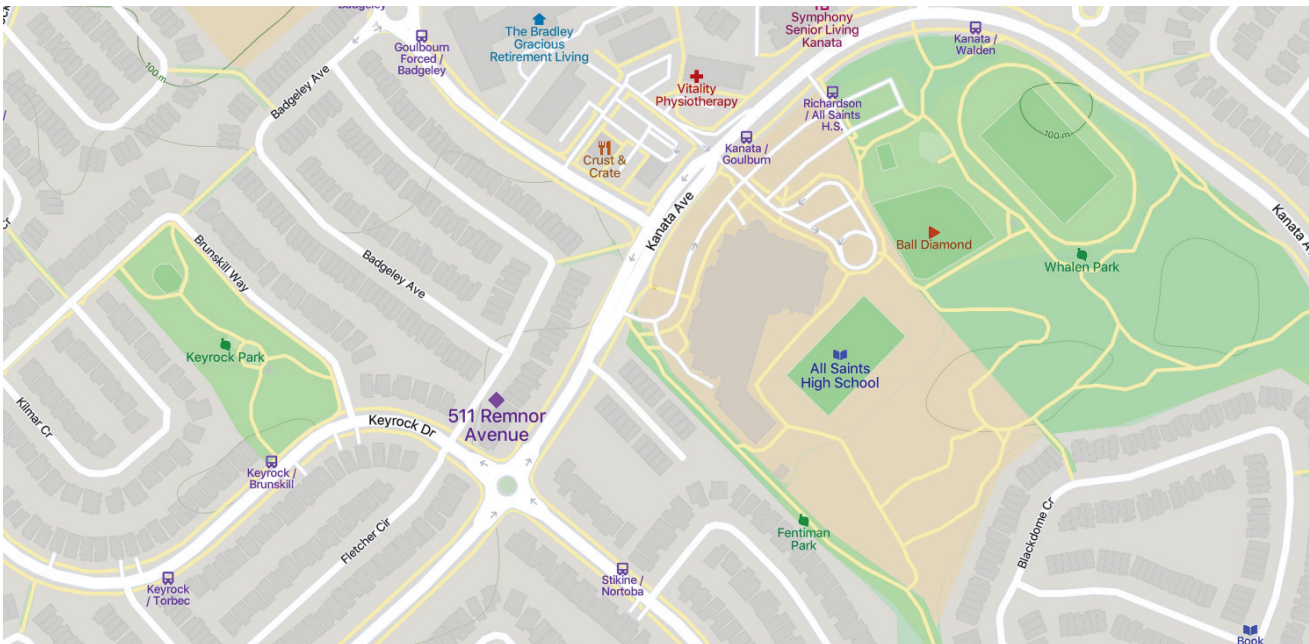




**Lot measurements as per GeoWarehouse:**

25.46 ft x 114.31 ft x 25.46 ft x 114.30

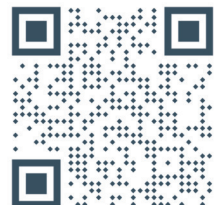
This home is a short walk to Equator Coffee, Kowloon Market, Crust & Crate, All Saints High School, Keyrock Park, and convenient transit stops.



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



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# 511 Remnor Avenue

## Kanata Lakes

**Builder**  
Richcraft

**Model**  
Stillwater

**Year Built**  
~2013

**Closing Date**  
End of October 2024 or Later

**Property Tax**  
~\$4,790.28/2024

**Rental Items**  
Hot Water On Demand  
~\$56/month with Reliance

**Hydro**  
~\$113/month

**Water/Sewer**  
~\$80/month

**Gas**  
~\$100/month

### Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, microwave, all light fixtures, all drapery tracks and rods, all window blinds, TV wall bracket, HRV, fridge waterline rough-in, gas stove rough-in, gas line BBQ rough-in, Nest thermostat

### Exclusions

Central vacuum cannister & accessories

### Updates & Upgrades

- 2024: Quartz bathroom counters

**Hot Water Tank**  
~2013

**Furnace**  
~2013

**A/C**  
~2013

**Windows**  
~2013

**Flooring**  
~2013

**Roof**  
~2013

**Stove**  
~2013

**Fridge**  
~2013

**Washer**  
~2013

**Dryer**  
~2013

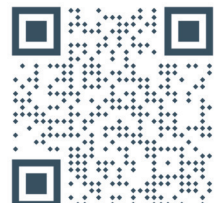
**Dishwasher**  
~2013



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## What's Nearby

- 3 Brewers Kanata | 565 Kanata Avenue
- Canadian Tire | 8181 Campeau Drive
- Crust & Crate | 5112 Kanata Avenue
- Beaver Pond Kanata & Beaver Pond Trail
- Equator Coffee Kanata | 5114 Kanata Avenue
- Farm Boy | 499 Terry Fox Drive
- Fratelli Kanata | 499 Terry Fox
- Holly Acres Park | 77 A Varley Drive
- 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
- 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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