



**HAUSCHILD GROUP**  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®



## Single Family Home

Charming curb appeal on this tree-lined street welcome you to a single family home that is designed for years of entertaining friends and family in the spacious main level with 9' ceilings. 2nd level with 3 bedrooms & a balcony provide spacious retreat areas, and a finished lower level offers even more space for the family to spread out.

## 44 Grengold Way

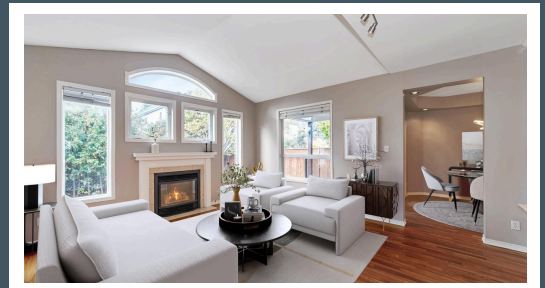
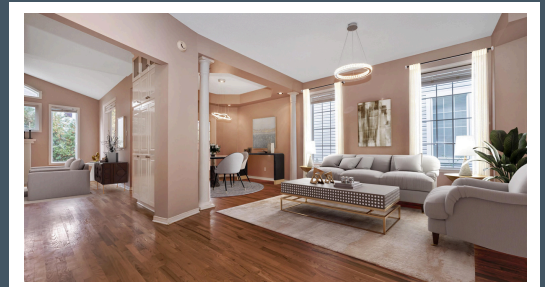
Kanata Lakes

### About this Property

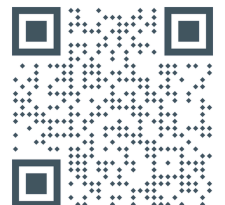
Set on a quiet, family-friendly street in the highly-desirable Kanata Lakes area, this home features a fenced property with mature greenery on a large lot.

### Awesome Features:

- ✓ Main level 9' ceilings
- ✓ Quartz kitchen counters
- ✓ Hardwood flooring
- ✓ Plenty of windows
- ✓ Finished lower level
- ✓ Primary bedroom ensuite makeover



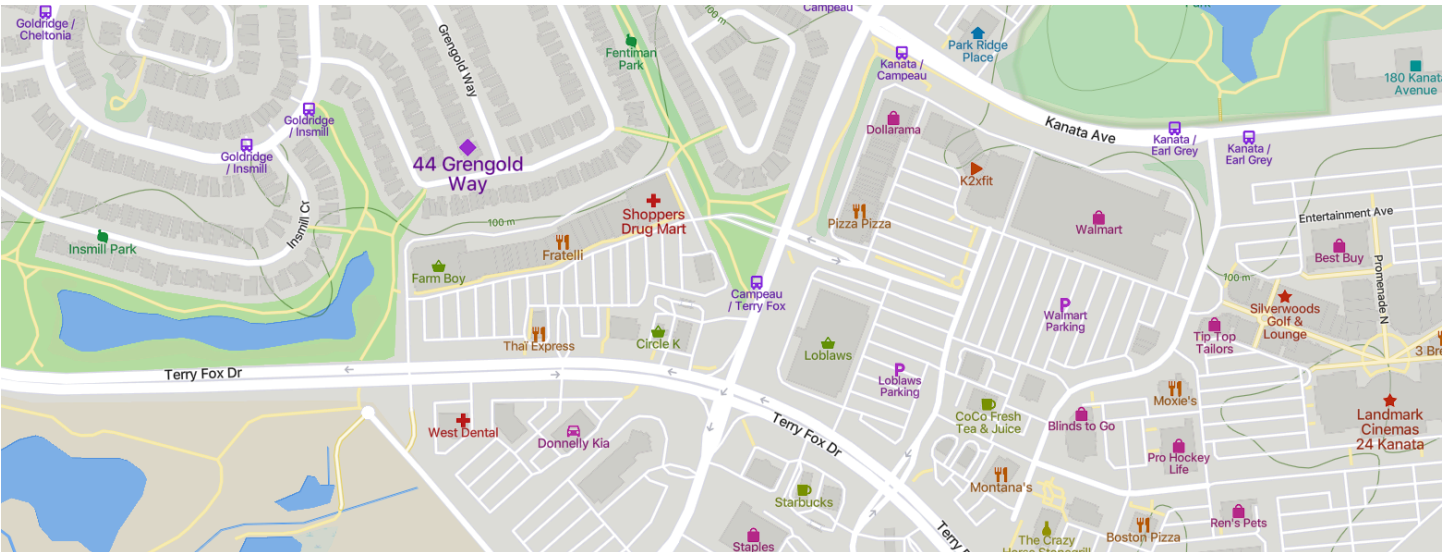
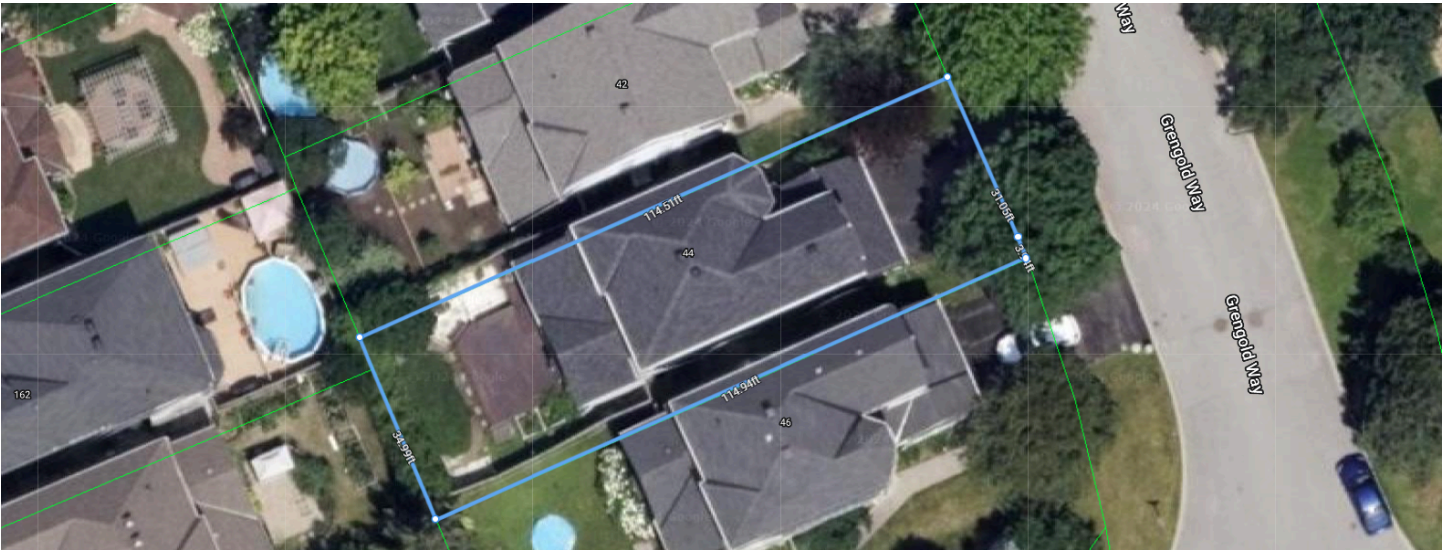
Contact me for more information:  
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Lot Measurements as per GeoWarehouse

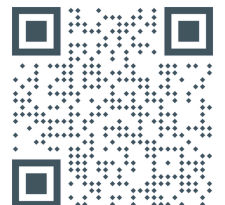
3.94 ft x 31.05 ft x 114.51 ft x 34.99 ft x 114.94 ft



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



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# 44 Grengold Way

## Kanata Lakes

**Builder**  
Phoenix

**Model**  
Dorval, modified/extended family room

**Year Built**  
~1999

**Closing Date**  
Immediate or To Be Arranged

**Property Tax**  
~\$5,366.43/2024

**Rental Items**  
Hot Water Tank: ~\$40/month

**Hydro**  
~\$100/month

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

**Gas**  
~\$100/month

### Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, microwave, all light fixtures, all window blinds, all drapes, garage door opener, central vacuum

### Exclusions

Nil

### Updates & Upgrades

- ~2023: new fence and gate on left side of home
- ~2020: top kitchen cabinets installed, primary bedroom ensuite makeover
- ~2018: gas range installed
- ~2015: kitchen quartz counters & tile backsplash

**Hot Water Tank**  
~2012

**Furnace**  
~2011

**A/C**  
~2011

**Windows**  
~mostly original

**Flooring Refinished**  
~2014

**Roof**  
~2014

**Gas Range**  
~2018

**Fridge**  
~2012

**Washer**  
~2007

**Dryer**  
~2007

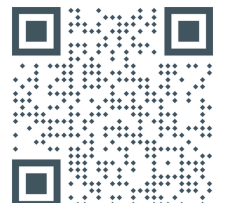
**Dishwasher**  
~2010



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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) | 108 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



**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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