



HAUSCHILD GROUP  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®

## Executive, 2 Storey, Detached Home

Kanata Lakes/Heritage Hills

Stunning 2023-Built Home in Kanata Lakes!

Welcome to this exquisite home that blends elegance, functionality, and modern design, perfect for multigenerational living. This spacious residence offers luxurious finishes and a well-thought-out layout to accommodate any lifestyle.

## 279 Ketchikan Crescent

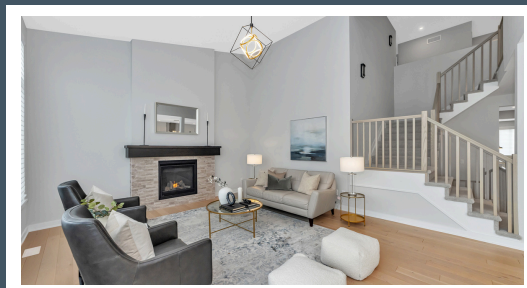
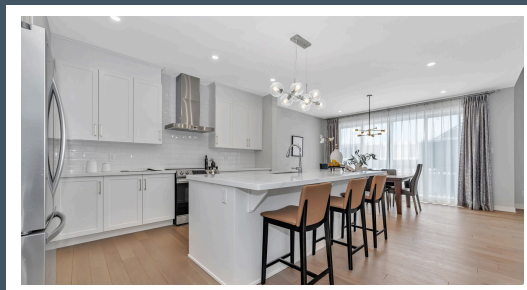
Kanata Lakes/Heritage Hills

### About this Property

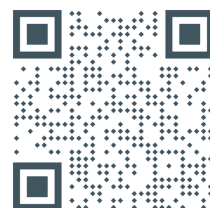
This home features a great Layout with a gourmet kitchen, vaulted great room, and a private main-floor suite. Upstairs, the primary retreat offers dual closets and a spa-like en-suite, plus three spacious bedrooms and laundry. The walkout lower level boasts a rec room, wet bar, full bath, and ample storage. A perfect blend of luxury and function!

### Awesome Features:

- ✓ 5 Bedroom, 5 Baths
- ✓ Main Floor Suite
- ✓ Gourmet Kitchen
- ✓ Triple paned, low e argon windows
- ✓ 4 Bedrooms Upstairs
- ✓ Finished Basement
- ✓ Walk out lower level



Contact me for more information:  
Christine Hauschild, Realtor®  
Christine@hauschildgroup.com  
613-799-5570  
www.hauschildgroup.com





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### *Main Floor Highlights:*

Grand Entrance: 9-foot ceilings, warm two-tone paint, and large windows with stylish blinds offering both privacy and natural light.

Generous pot lights throughout for a bright, welcoming ambiance.

Hardwood Flooring: Beautiful white oak hardwood flows seamlessly through the main level.

Spacious Walk-In Closet: Conveniently located off the garage, ideal for backpacks and outerwear.

Elegant Powder Room: Features a pedestal sink and bright, spacious design.

### *Gourmet Kitchen:*

9-foot quartz island with ample seating space for casual dining or homework sessions.

Stylish gold-toned hardware, subway tile backsplash, and upgraded stainless steel appliances.

Abundance of cabinetry and a walk-in pantry for extra storage.

Elegant pendant lighting over the island and dining space.

### *Dining Room:*

Spacious and bright with oversized patio doors that lead to approx. 15'01 x 5'10" deck

### *Great Room:*

Stunning ceramic-surround gas fireplace with an architectural beam mantle.

Soaring vaulted ceiling adds grandeur and openness.

### *Main Floor Multigenerational Suite:*

Private living area, perfect for a study or second sitting room.

Full bedroom with large windows, ample closet space, and an en-suite bathroom.

En-suite features quartz counters, a full tub/shower, and premium finishes.

### *Second Floor*

#### *Primary Suite:*

Spacious and serene with a large window, custom blinds, and dual closets (walk-in + secondary closet).

#### *Elegant Luxurious En-Suite:*

White cabinetry with gold hardware, quartz counters, soaker tub, and an oversized glass shower.

#### *Additional Bedrooms:*

Three generously sized rooms with ample closets and custom privacy blinds.

#### *Main Bathroom:*

Features an extended quartz counter, white cabinetry with gold hardware, and a separate tub/shower combo and toilet area – ideal for a busy family.

#### *Laundry Room:*

Bright and airy with upper cabinets, sunny window and ample storage space.

#### *Finished Walkout Lower Level, Expansive Rec Room:*

Ideal for a games room, home theatre, or fitness area.

#### *Elegant Wet Bar:*

Quartz counters and unique design elements, including a quartz-covered bulkhead.

Potential Sixth Bedroom: Two large closets offer flexibility for an additional sleeping space.

Full Bathroom: Custom oversized shower and a stylish vanity with quartz countertop.

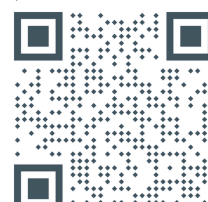
Unfinished Storage Area: Large space for a workshop, hobby room, or additional storage.

Mechanical Room: Equipped with an HRV system, humidifier, on-demand hot water tank, and furnace.

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



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## 279 Ketchikan Kanata Lakes/Heritage Hills

### Builder

Cardel

### Model

Nichols w/multigenerational suite

### Year Built

~2023

### Closing Date

Immediate or To Be Arranged

### Property Tax

~\$7,106.91/2024 as per homeowner

### Rental Items

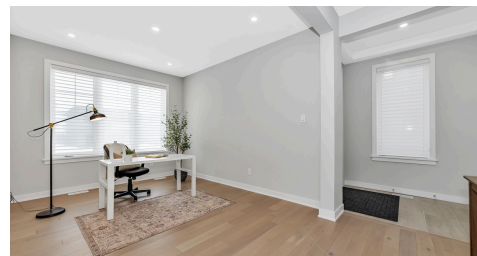
Tankless Water Heater - Enercare  
~\$56.88/month

### Hydro

~\$80/month

### Water/Sewer

~\$70/month



### Gas

~\$150/month

### Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, all light fixtures, all drapery tracks & rods, all window blinds, HRV, garage door opener, central vacuum

### Exclusions

All drapes

### Hot Water Tank

~2023 year

### Furnace

~2023 year

### A/C

~2023 year

### Windows

~2023 year

### Flooring

~2023 year

### Roof

~2023 year

### Stove

~2023 year

### Fridge

~2023 year

### Washer

~2023 year

### Dryer

~2023 year

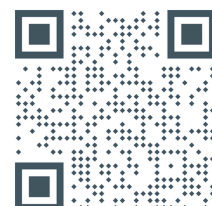
### Dishwasher

~2023 year

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## Parks & Rec.

This home is located in park heaven, with 4 parks and 8 recreation facilities within a 20 minute walk from this address.

### Devonian Park, Distance 0.58 KM

- 1 Playground
- 1 Tennis Court
- 1 Basketball Court

### Richardson Heritage Park, Distance 0.77 KM

- 1 Playground

### Keyrock Park, Distance 1.22 KM

- 1 Playground
- 1 Rink
- 1 Basketball Court



## Schools in the Area

**Kanata Highlands PS**  
Designated Catchment School  
Grades PK to 6

**ÉEP Grande-Ourse**  
Designated Catchment School  
Grades PK to 8

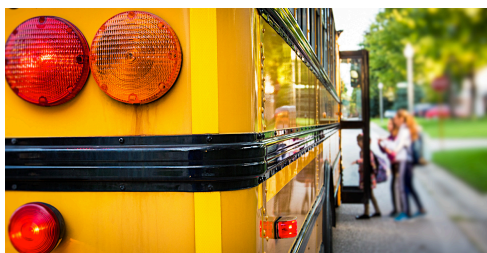
**W. Erskine Johnston PS**  
Designated Catchment School  
Grades PK to 6

**Earl of March SS**  
Designated Catchment School  
Grades 7 to 12

**ÉESP Maurice-Lapointe**  
Designated Catchment School  
Grades PK to 12

**Please check with boards for individual needs\***

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