HAUSCHILD GROUP
REAL ESTATE TEAM

Christine Hauschild
REALTOR®

144 Whernside Terrace

Detached, 2-Storey
Kanata/Morgan's Grant

About this Property

Set on a ~118 ft deep corner lot in sought-after Morgan's Grant in Kanata, this one-of-a-kind 4 bdrm, 3.5 bath Minto "Riverbend" model offers over 3,300 sq ft of finished living space with designer finishes throughout, with room for the whole family. Highlights include a bright, open concept layout with sun-filled living spaces and an expansive private backyard retreat designed for outdoor entertaining!

Awesome Features:

- ✔ Massive Corner Lot
- ✔ Stunning Chef's Kitchen
- ✔ Expansive Deck w/ Relaxing & Eating Areas
- ✔ Bright Open Concept Plan
- ✔ Spa-Inspired Ensuite
- ✔ Proximity to Amenities, Shops & Nature Trails

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

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Lot Measurements as per GeoWarehouse

97.66 ft x 9.21 ft x 9.21 ft x 9.21 ft x 9.21 ft x 118.26 ft x 44.77 ft x 88.50 ft

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

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144 Whernside Terrace
Morgan's Grant

Builder
Minto

Model
Riverbend

Year Built
~2010

Closing Date
Immediate or To Be Arranged

Property Tax
~$7,758.26/2025 as per tax bill

Rental Items
Hot Water Tank ~$44.58/month
Alarm Monitoring ~$50/month

Hydro
~$119/month

Water/Sewer
~$73.50/month

Gas
~$190/month

Inclusions
Fridge, stove, dishwasher, microwave, wall oven, stovetop, beverage center, hood fan, washer & dryer, light fixtures, bathroom mirrors, drapery tracks & rods, drapes (excluding primary), window blinds, TV in primary & ensuite, TV in family room w/ subwoofer & speakers, TV wall brackets (except basement), 6 zone speaker system w/ amplifier, A/C, garage door opener w/ 1 keypad & 2 remotes, smart thermostat, security system w/ 19 sensors & 6 cameras, shelving in office, 2 outdoor pergolas w/ tent walls & mosquito netting for the large pergola

Exclusions
All paintings, TV in office & basement, TV wall bracket in basement, electric fireplace in primary, drapes in primary

Updates & Upgrades
- ~2025 Frigidaire Professional built-in microwave
- ~2021 7.5" Fusion Flooring engineered hardwood on main level and landing
- ~2021 Quartz countertops with Blanco sinks, taps and tiled backsplash
- ~2021 Jennair induction stovetop
- ~2021 Blinds in kitchen and family room

Hot Water Tank
~2010

Furnace
~2010

A/C
~2010

Windows
~2010

Flooring
~2010 & 2021

Roof
~2010

Wall Oven
~2010

Fridge
~2010

Dishwasher
~2010

Stovetop
~2021

Washer
~2010

Dryer
~2010

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What's Nearby

Transit

The nearest transit stop is Klondike At Roy Errington

Safety

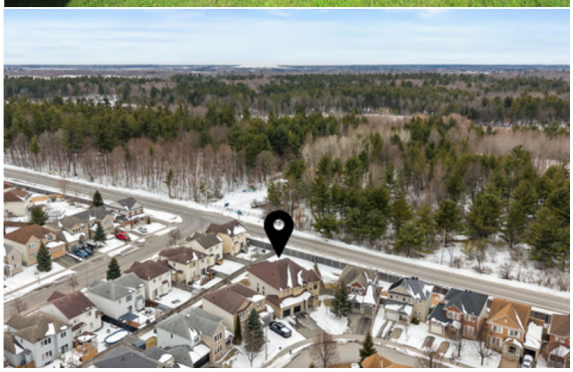
Queensway Carleton Hospital - 3045 Baseline Road
Fire Station 45 - 1040 Riddell Drive
Police Station - 1921 Provincial Police Lane

Parks And Recreation

South March Highlands Conservation Forest
- 1 minute walk - 895 Old Second Line Road
- 2 trails

Forestbrook Park
- 6 minute walk - 201 Forestbrook St
- 1 Playground

W.C. Bowes Park
- 8 minute walk - 1251 Halton Ter
- 1 Playground, 1 Rink, 1 Basketball Court, and 2 Sports Fields



Schools in the Area

Public Schools

Jack Donohue Public School | 101 Penrith St
West Carleton Secondary School | 3088 Dunrobin Rd

Catholic Schools

St. Isabel School | 785 Goulbourn Forced Road
All Saints Catholic High School | 5115 Kanata Ave

French & French Catholic Schools

École élémentaire publique Grande-Ourse | 1385 Halton Terrace
École internationale du Village - Immeuble Limoges | 19 rue Symmes
École élémentaire sec. publique Maurice-Lapointe | 17 Bridgestone Dr
École élémentaire catholique 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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