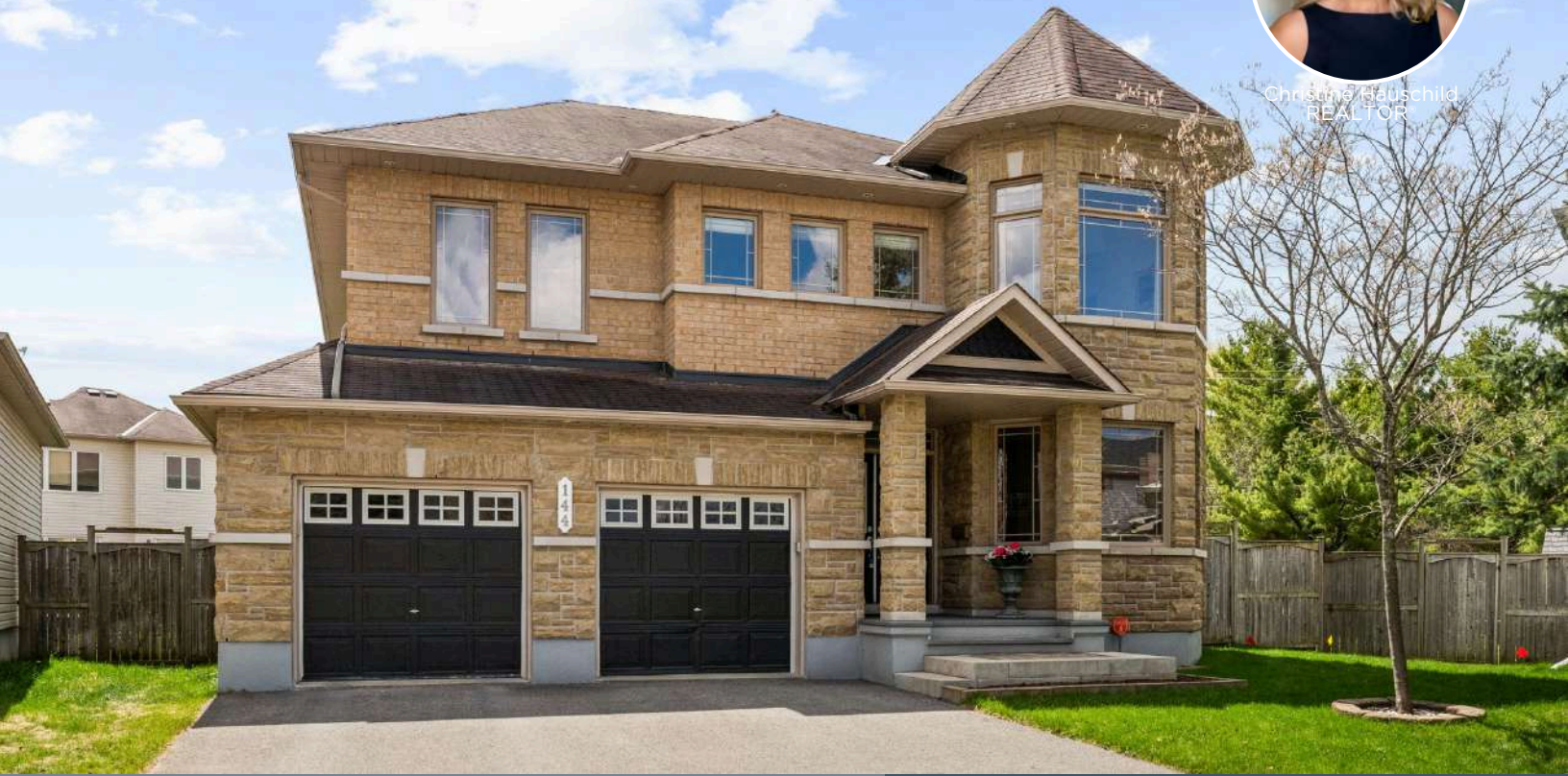




**HAUSCHILD GROUP**  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR



# 144 Whernside Terrace

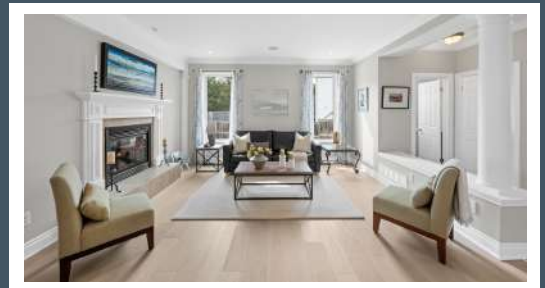
Detached, 2-Storey  
Kanata/Morgan's Grant

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



Contact me for more information:  
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Christine@hauschildgroup.com  
613-799-5570  
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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 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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