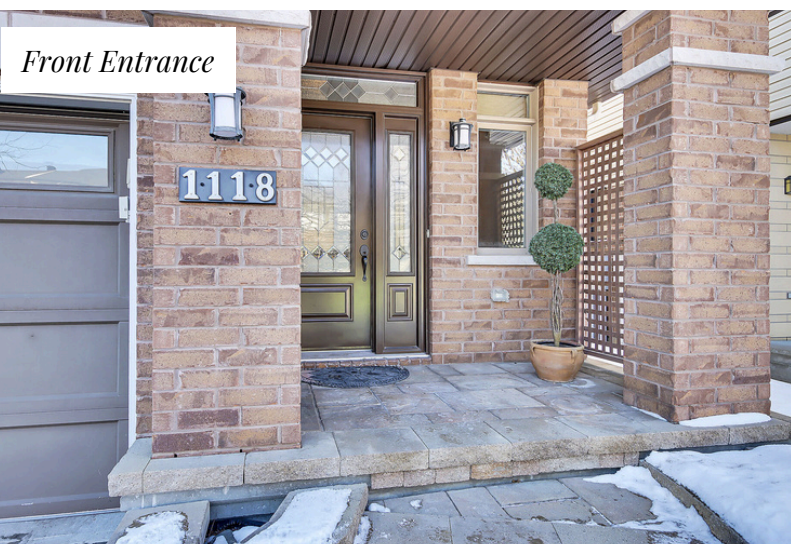




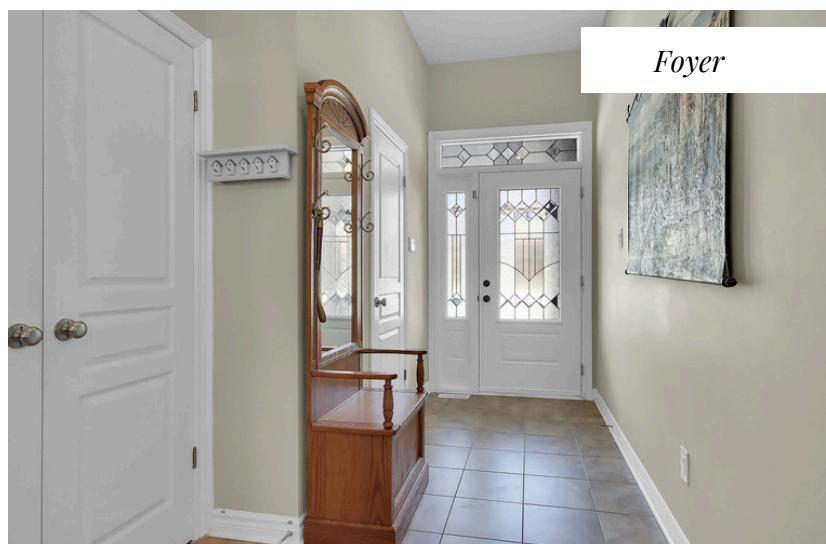
1118 Tischart Crescent

\$799,900

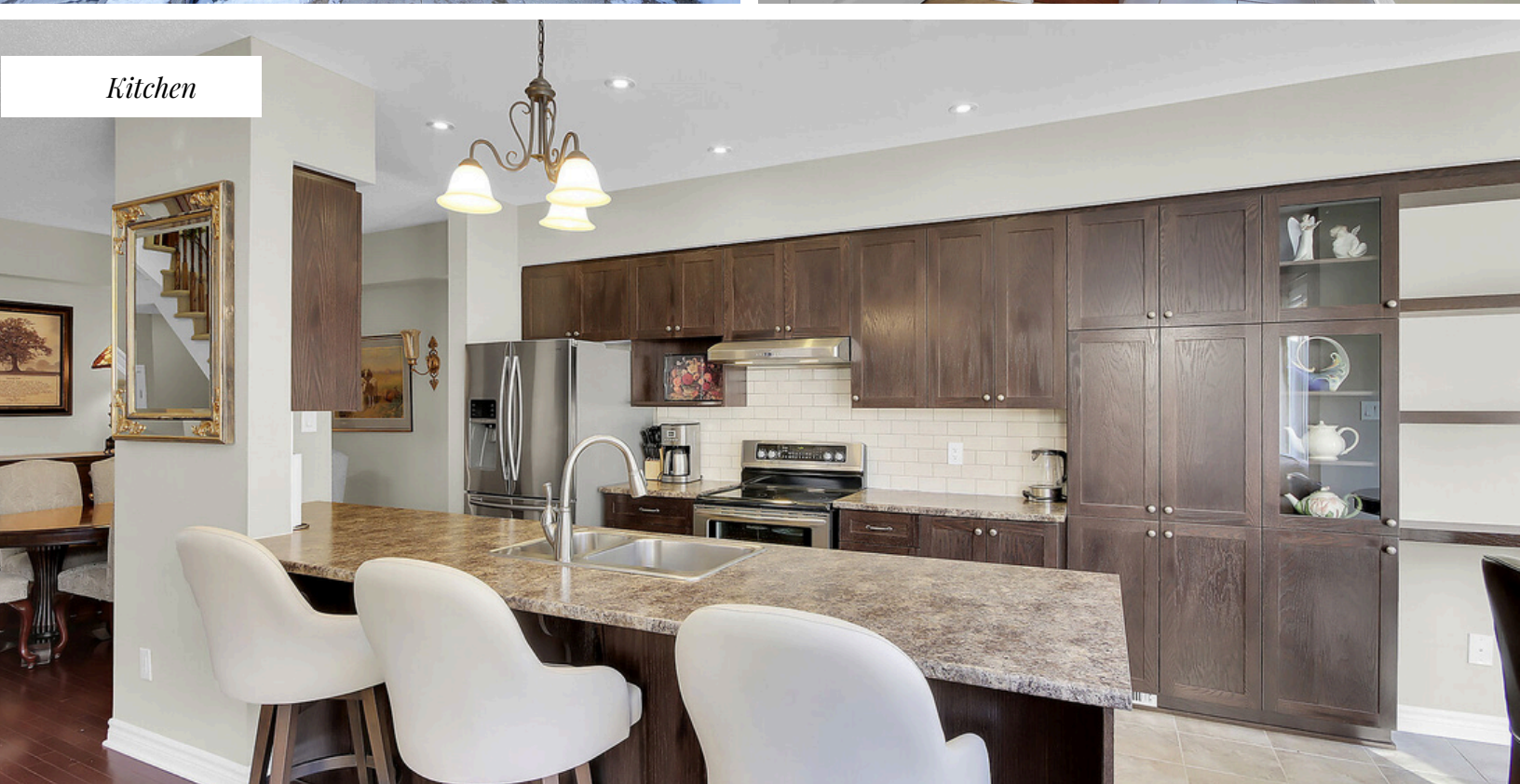
RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.



Front Entrance



Foyer



Kitchen



Kitchen

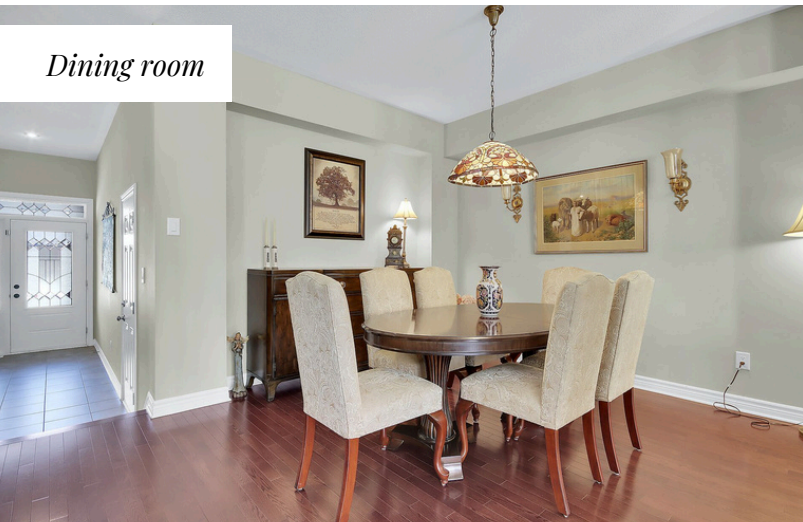


Eating Area

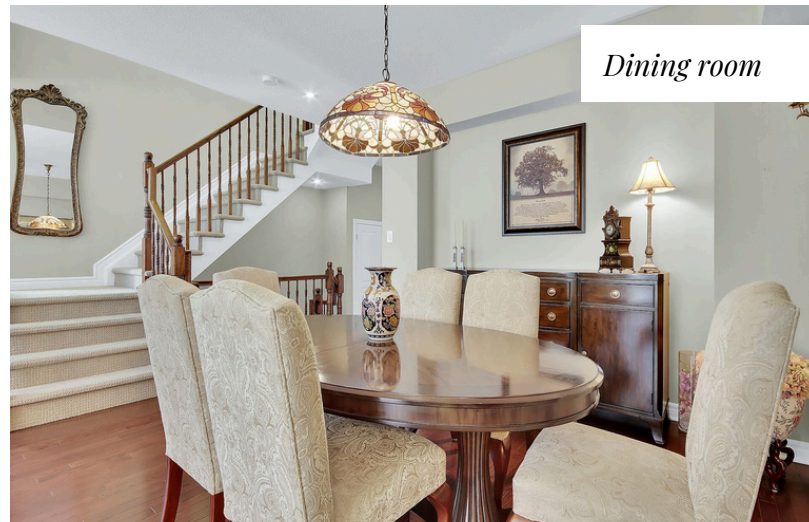
Living room



Dining room



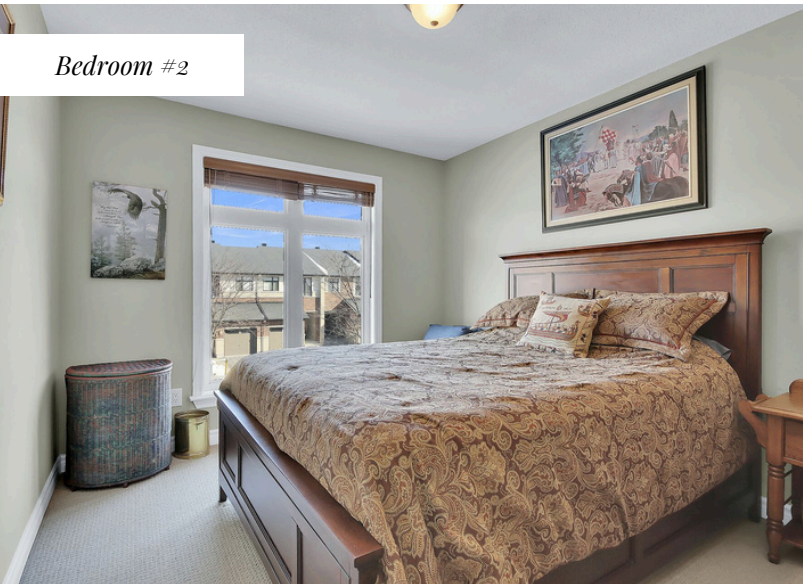
Dining room



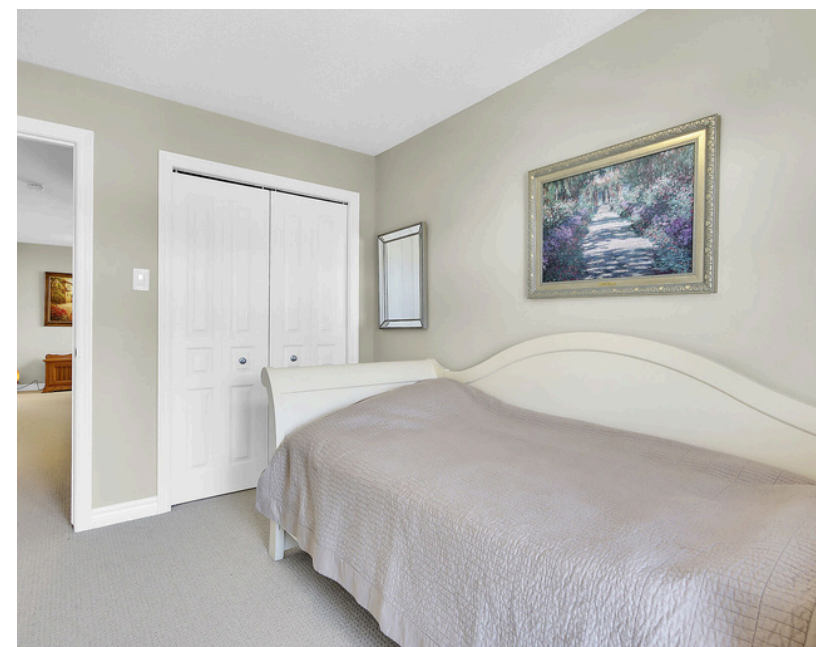
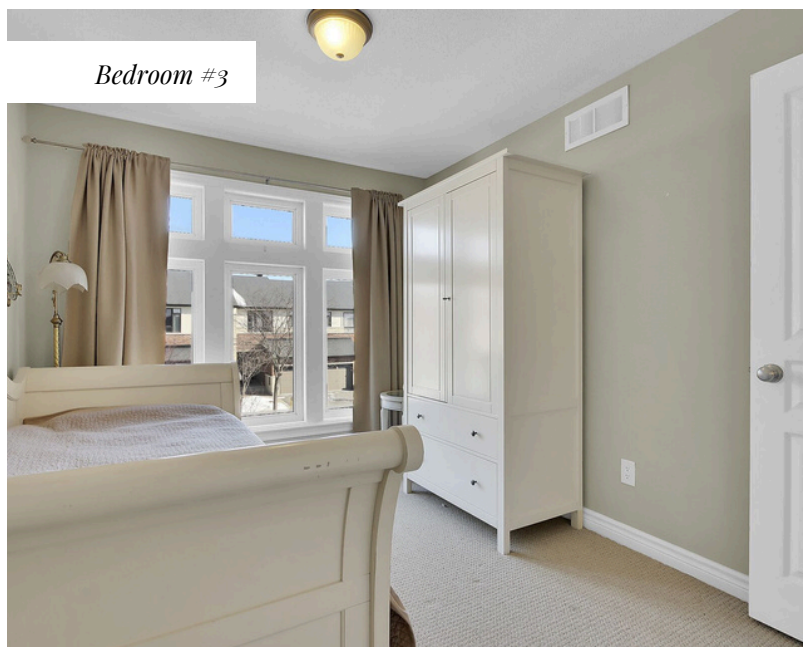
Home Details

- Welcome to this executive end unit 3-bedroom townhouse by Richcraft on quiet crescent in Kanata Lakes.
- One of the largest models in the neighborhood. Rarely offered this Stillwater model by Richcraft is beautifully upgraded and maintained. This layout offers 2243 sq. ft with a finished lower level and 3 bedrooms plus loft on second floor.
- Landscaped backyard with large deck, perfect for entertaining on warmer days. Stunning gardens.
- Parking has been expanded with interlock on driveway, allowing for 2 vehicles and single car garage.
- Close to all amenities, shopping, public transit, steps to parks, with BEST Schools, WEJ, Stephen Leacock & Earl of March and much more!
- Roughly \$50k of upgrades!

Bedroom #2



Bedroom #3



Full Bathroom



Laundry



Information herein deemed reliable but not guaranteed.

Home Details

Main Floor

- Step into the home through a welcoming foyer featuring premium tile flooring, a spacious double coat closet, and convenient interior access to the attached single-car garage, equipped with an automatic garage door opener and remote. The entryway is highlighted by a newer, upgraded front door installed in 2014, adding both style and functionality.
- The main level boasts impressive 9-foot ceilings, while the foyer features soaring 12-foot ceilings, creating a spacious and open ambiance.
- The dining room invites you in with elegant hardwood flooring, tasteful wall sconces, and ample space to accommodate a family-sized table and buffet, perfect for gatherings and entertaining. Pendant light is excluded.
- The open living room features three expansive windows that fill the space with abundant natural light, complemented by hardwood flooring and ample room for the entire family to relax and unwind.
- The upgraded kitchen boasts an abundance of cabinetry, including a convenient microwave shelf and generous countertop space. The center island features a double sink with bar seating for four, an oversized stainless steel double sink, and a stainless steel dishwasher. The kitchen is fully equipped with upgraded stainless steel appliances, including a refrigerator and stove. High-quality tile flooring extends through the kitchen and adjoining eating area, combining style and functionality.
- The eating area seamlessly extends the kitchen's functionality with additional cabinetry, including pantry cupboards, shelving, and display cabinets, providing ample storage and display options. This space also offers plenty of room for a family-sized table. An upgraded terrace door (installed in 2014) opens to the backyard, featuring a deck with a newer Luna wood deck floor (2024). A custom shed, conveniently located behind the deck, provides excellent storage solutions.
- The main floor powder room is thoughtfully designed for convenience, featuring quality tile flooring, a vanity with a sink and storage cabinet, a toilet, and a window that provides natural light.

Second Level

- Hardwood stairs lead to the second level, where the upper level is elegantly finished with high-quality Berber carpeting with upgraded underpad, adding comfort and durability.
- The primary bedroom is generously sized and features a large picture window that fills the space with natural light. It includes a walk-in closet equipped with a custom organizer and a luxurious 4-piece ensuite bathroom for added comfort and convenience.
- The ensuite bathroom is designed for relaxation and functionality, featuring a soaker tub with a tiled surround and a large window with blinds for privacy. It also includes a 1-piece glass-enclosed shower, a spacious vanity with a sink, ample cabinet storage, and four drawers. Quality tile flooring and a toilet complete this well-appointed space.
- The two secondary bedrooms both offer a large windows and ample closet space. One has a walk-in closet.
- The loft area is perfect for office work at home concept.
- The family bathroom offers a cheater access to second bedroom. The main bath features a deep tub/shower with ceramic surround, vanity with storage, cheater door to bedroom & toilet.
- Convenient laundry cupboard has the washer and dryer with above shelf for storage of cleaning items.

Lower Level

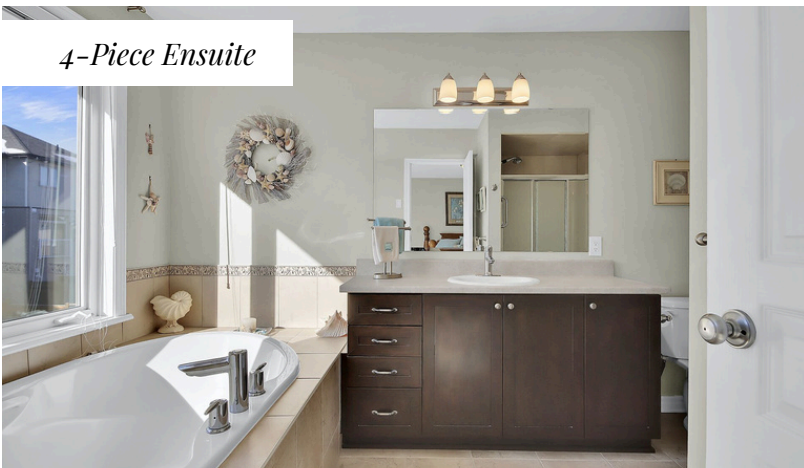
- Quality berber carpet leads to the lower level.
- Amazing finished recreation room offers huge living space with gas fireplace & mantle, plenty of space for the whole family to relax.
- There is a storage room with rough-in for future bathroom.
- The utility room houses the natural gas furnace, HRV and rental hot water on demand system.

Information herein deemed reliable but not guaranteed.

Primary Bedroom



4-Piece Ensuite



4-Piece Ensuite



Room Sizes

Main Floor

Foyer - 13'1" x 4'11"
Dining Room - 11'10" x 10'8"
Kitchen - 11'7" x 9'8"

Powder Room - 7'11" x 3'1"
Living Room - 19'3" x 9'4"
Eating Area - 9'7" x 9'1"

Second Level

Primary Bedroom - 16'5" x 10'10"
Walk-in Closet - 6'3" x 5'2"
Bedroom - 10'11" x 9'0"
Bedroom - 11'9" x 9'10"
Laundry Closet - 5'2" x 3'0"

4-Piece Ensuite - 11'11" x 7'11"
Loft area - 8'11" x 7'0"
Bathroom - 9'9" x 4'11"
Walk-in Closet - 4'9" x 4'5"

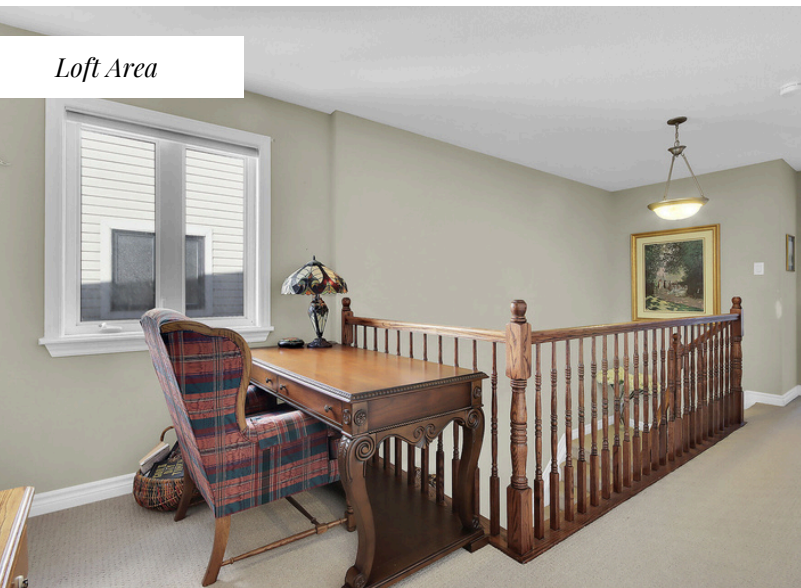
Lower Level

Family Room - 23'0" x 18'1"
Storage Room - 15'9" x 7'1"

Utility Room - 8'4" x 3'10"
Storage Room - 10'4" x 5'5"
(Bath rough-in)

Information herein deemed reliable but not guaranteed.

Loft Area



Powder Room



Family Room



Family Room



Family Room



Home Details

Year Built: 2012

Builder: Richcraft

Property Taxes: \$4,742.25/2024

Legal Description: PART OF BLOCK 241 ON PLAN 4M-1380 BEING PARTS 1, 2 AND 3 ON PLAN 4R-26285.

Utilities (approx per month): Hydro - \$125.00 Gas \$103.00

Inclusions: fridge, stove, dishwasher, hood fan, washer, dryer, central air, attached light fixtures, all window coverings, deck, garage door opener & remote, shed, HRV, closet custom organizers.

Exclusions: Dining room light to be removed, bar stools not included & curtain rod in Primary bedroom

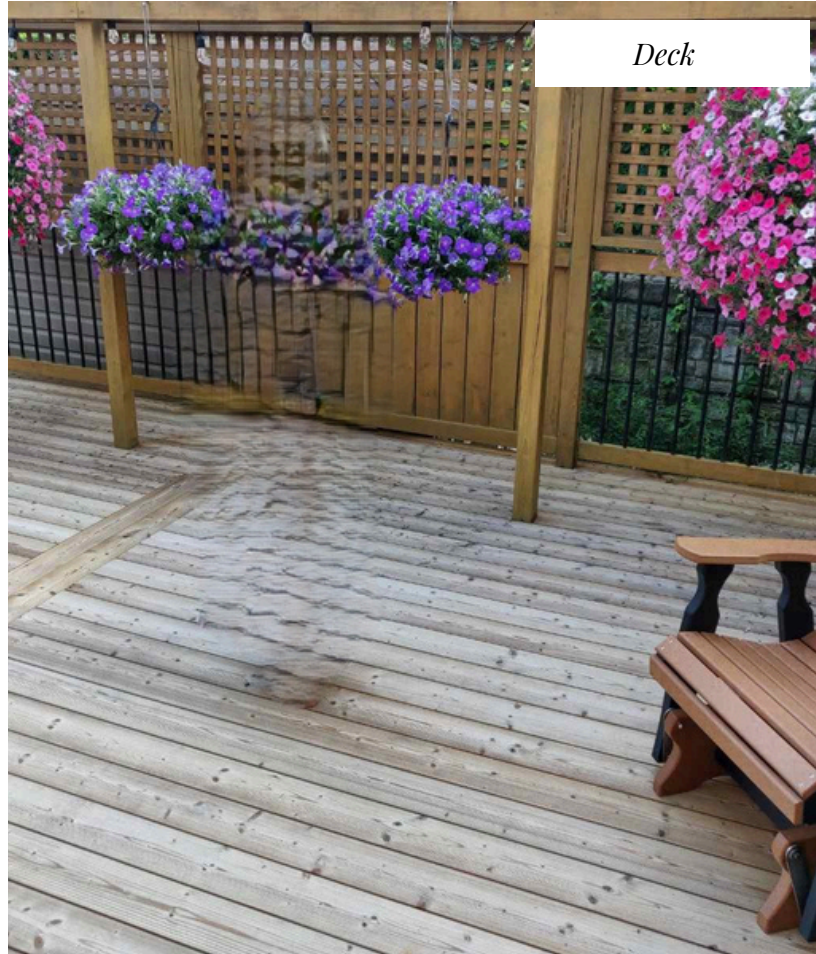
Rental Equipment: Tankless hot water heater (Reliance \$54.65/month)

Possession: TBA

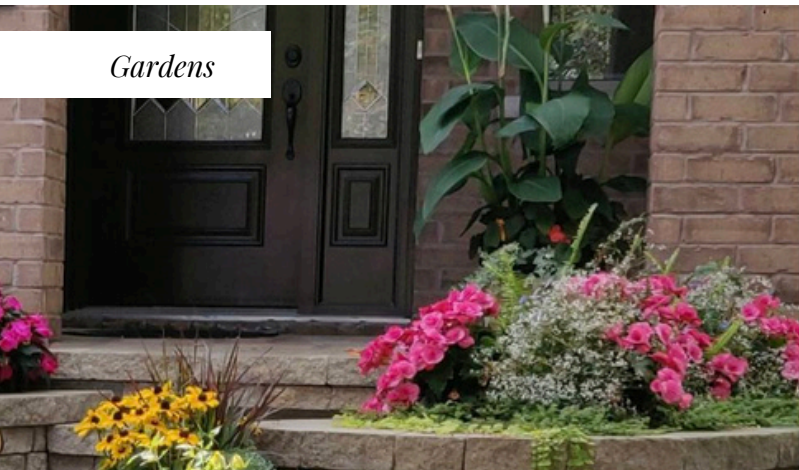
Summer



Deck



Gardens



The Joanne Goneau Team

Joanne Goneau

Broker of Record/Owner

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