

# Offer Details

## **\$899,000 - 59 McIntosh Place**

### **Inclusions:**

Refrigerator, stove, hoodfan, microwave, dishwasher, washer, dryer, all light fixtures, all window treatments and hardware, attached shelving, bathroom mirrors, central vac and all attachments, central air conditioning, inground pool and all equipment, pool heater, pool shed, lounge in pool area, speakers and AVR in basement

**Exclusions:** Refrigerator in basement, freezer in basement, unattached basement shelving

**Rental:** Hot Water Tank \$22.43 per month

**Lot Size:** 55.38 x 114.61 x 84.91 x 139.9

**Builder & Year built:** MacDonald Homes 1981 approximately

**Occupancy:** Week of August 16, 2021 preferred

**Taxes:** \$5,262.91/2021

### **Average Monthly Utilities:**

Hydro: \$131.60  
Gas: \$105.15  
Water: \$90.35

### **Ages & Updates:**

Roof 2007  
Windows 2004  
Central Air 2004 – serviced annually  
Furnace 2004 – serviced annually  
Inground Pool – 1982  
Upstairs Toilets 2021  
Garage Key Pad 2020  
Powder Room Floor & Toilet 2019  
Pool Pump 2019  
Backyard stamped concrete Patio (640 square feet) 2017  
Pool Heater 2016  
Kitchen 2014  
Electrical Inspected & updated 2010  
Garage Door 2010  
Pool Chlorine Feeder 2009  
Winter Pool Cover 2009  
Pool Liner 2007 – looks like NEW!  
Ensuite Bathroom 2007  
Finished Basement 2006  
Painted 2010-2021

### **Main Level:**

Foyer	7'3" x 5'5"
Living Room	13'9" x 11'10"
Dining Room	11'10" x 11'10"
Kitchen	15'9" x 9'11"
Eating Area	15'9" x 11'3"
Family Room	18'8" x 12'7"
Powder Room	5'5" x 5'4"
Laundry Room	8'1" x 5'7"

### **Upper Level:**

Primary Bedroom	18'6" x 12'3"
Ensuite	8'6" x 7'4"
Bedroom	13'8" x 11'4"
Bedroom	12'7" x 10'2"
Bedroom	12'4" x 10'2"
Main Bath	7'7" x 7'4"

### **Lower Level:**

Rec Room	36'7" x 15'2"
Storage	15'2" x 11'1"
Storage	9'3" x 4'6"
Storage	20'1" x 12'3"
Utility	12' x 7'1"

### **What's Nearby:**

- Located in coveted Katimavik in the heart of Kanata, this home is in the most sought-after area of the neighbourhood.
- Surrounded by gorgeous parks, this street is lined with mature trees.
- Walk to parks, trails, shopping, restaurants, medical clinics and more.
- Access the highway and all of the amenities that Kanata has to offer within minutes!
- Skate on Young's Pond in the nearby wooded park
- Toboggan Hill at the nearby Walter Baker Park
- Bike trail access around the corner by Stonegate Park

### **Schools:**

Katimavik Elementary School  
Castlefrank Elementary School  
Earl of March Secondary School  
Holy Redeemer School  
Holy Trinity Intermediate School  
Holy Trinity High School