

OFFER DETAILS

163 Westphalian Avenue

\$679,900



INCLUSIONS

Refrigerator, stove, hoodfan, dishwasher, washer, dryer, all light fixtures, ceiling fan and remote, all attached shelving, auto garage door opener and remote, all curtain rods and blinds, bathroom mirrors, main floor TV bracket, central vac and all attachments

EXCLUSIONS

Upper level draperies, all TVs, primary bedroom TV bracket, primary bedroom wardrobe, shower storage in ensuite shower, unattached shelving in garage and basement

LOT SIZE

20.01' x 100.10'

BUILDER & YEAR BUILT

Cardel Homes, Sandalwood 2,100 sq ft living space (builder's numbers), 2015 approximatley

OCCUPANCY

End of March preferred

TAXES

\$3375/2021

AVERAGE MONTHLY UTILITIES

Hydro: \$120

Gas: \$100

Water: \$65

Based on a family of four with two young children

WHAT'S NEARBY

- Located in Coveted Blackstone area with easy access to both Kanata and Stittsville amenities.
- Walk to parks with play structures and a splash pad and walk to the Trans Canada Trail.
- Sobey's LCBO and Walmart Supercentre are a 2 minute drive away or a short walk and other grocers, pharmacies and banks are within 5 minutes.
- Access both big box retails and boutique shops in minutes.
- Restaurants are abundant in the area for both dining in and take out, including popular Kanata Noodle House!
- Walter Baker Park with its large greenspaces and recreation center are a 2 minute drive down Terry Fox.

SCHOOLS

- Stittsville Public School
- Glen Cairn Public School
- A. Y. Jackson Secondary School
- St. Martin de Porres Catholic School
- Holy Trinity Intermediate and High School
- *Fernbank Elementary School is currently being built and will open next year, ten-minute walk away

AGES & UPDATES

Roof 2015

Windows 2015

Furnace 2015

Central Air 2015

Re-grading 2021

Back Rubber Tile Patio 2021

Dishwasher 2021

Driveway Re-sealed 2021

Showerheads 2021

Fence 2020

Painted 2020

Front Landscaping 2020

*Dimmers in basement, ensuite & secondary beds

*Smart WiFi switches for front & back outdoor lights, seasonal light switch & kitchen lights

*Smart Google NEST Thermostat

*Fibre Internet straight into home

*Home phone system converted to internet so there is wired internet throughout the house at

Gigabit speeds

MAIN LEVEL

Foyer	11'11" x 5'4"
Living Room	19'4" x 13'
Dining Room	10' x 9'10"
Kitchen	11" x 10'
Powder Room	5'1" x 4'11"

UPPER LEVEL

Primary Bedroom	18'2" x 12'
Ensuite	15'3" x 6'11"
Walk-In Closet	6'11" x 6'7"
Bedroom	12' x 9'6"
Bedroom	11'10" x 9'6"
Main Bath	8'2" x 4'11"
Laundry	6'11" x 5'11"

LOWER LEVEL

Family Room	18'4" x 13'9"
Storage	8'7" x 3'7"
Utility	9'6" x 8'6"
Storage	28'9" x 5'9"