

OFFER DETAILS

16 Charlesworth Court

\$1,549,000



INCLUSIONS

Refrigerator, natural gas cooktop, built-in oven (close door tightly to ensure light is off), exterior venting hoodfan, built-in microwave, dishwasher, washer, dryer, gas hot water tank, central air conditioner, furnace, all light fixtures, all window treatments and hardware, bathroom mirrors, mirrors in family room, built-in cabinetry in family room, attached shelving and closet systems, basement fridge/freezer, workbench and shelving in workshop, garden shed, irrigation system maintained by Waterworks, external natural gas hookup to BBQ, auto garage door opener & remote, arbor, basketball net, wired for alarm system

YEAR BUILT

2002 approximately

OCCUPANCY

60 to 90 days

TAXES

\$8,633.30/2025

AVERAGE UTILITIES

Gas - \$115.33 monthly

Hydro - \$105.26 monthly

Water - \$76.72 monthly

ROOM MEASUREMENTS

MAIN LEVEL

Foyer	15'7" x 9'9"
Living Room	16'6" x 13'3"
Dining Room	14'10" x 11'6"
Kitchen	16'8" x 9'8"
Eating Area	16'8" x 9'9"
Family Room	18'4" x 14'11"
Den	12'5" x 9'11"
Mudroom	18'0" x 6'8"
Powder Room	6'2" x 3'11"
Garage	20'0" x 17'10"

UPPER LEVEL

Primary Bedroom	23'3" x 14'2"
Ensuite	12'8" x 9'3"
Walk-in Closet	12'10" x 11'6"
Bedroom	14'8" x 13'0"
Bedroom	14'9" x 9'11"
Main Bath	8'9" x 5'4"
Bedroom	18'0" x 11'0"
Ensuite	7'7" x 4'11"

LOWER LEVEL

Family Room	33'5" x 26'7"
Gym (Bedroom)	15'10" x 12'2"
Bedroom	19'3" x 12'11"
3 Piece Bath	7'11" x 5'11"
Storage	12'5" x 9'11"
Workshop	19'7" x 9'5"
Storage	7'10" x 3'4"

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AGES & UPDATES

2024

- Primary ensuite renovated – new countertop, sinks, faucet & lighting
- Main bathroom renovated – new countertop, sink, faucet & lighting
- Laundry room renovated – new countertop, sink, faucet, built-in shelving and bench
- Built-in window bench in large guest room
- New caulking on all exterior windows & doors

2023

- Exterior paving completely redone

2021

- New hot water tank – owned

2019

- Extensive landscaping and hardscaping – front stone walkway, extended and made larger, river rock alongside of house, gardens and extended irrigation system
- Family room – mantel refinished & mouldings extended upwards to window, added chandelier, installed curtain rods and sheers, installed built-in entertainment system

2018

- Finished basement
- Furnace replaced
- Central Air replaced

2015

- Roof replaced with Lifetime shingles

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NEIGHBOURHOOD HIGHLIGHTS

EASY COMMUTE! Located in Kanata Lakes, this property gives you easy access to the 417 and the Eagleson Park & Ride, as well as the Kanata Hi-Tech Corridor and Carling's DND campus.

SCHOOLS! Amazing schools in the area across all different boards so there is something for everyone. Walk seconds up the street to the french Catholic elementary school, Saint-Remi. There is also an english Catholic elementary school nearby, St. Gabriel as well as All Saints Intermediate & High School within walking distance as well. A short bus ride away are the top rated Earl of March High School as well as W. Erskine Johnston PS.

COMMUNITY! Kanata Lakes fosters an amazing sense of community and pride. The John G. Mlacak Centre is just minutes away as is the Ottawa Library, a tennis club as well as the Kanata Art Gallery.

GREEN SPACE & PARKS! This home backs directly onto Kanata Beaver Pond Trails that bring you through this amazing trail system right from your back gate. There are also great parks in the area with a variety of amenities like soccer pitches, baseball diamonds, outdoor rinks, play structures and more!

AMENITIES! There is no lack of amenities here with Kanata Centrum, Kanata Lakes Plaza & Kanata Signature Centre minutes away giving you grocery stores like Loblaws, Walmart, Kowloon Market and Farm Boy as well as an LCBO, Indigo, Best Buy and much more. Restaurants like Montana's, Jack Astor's, The Crazy Horse are all here as well as takeout spots like Mucho Burrito, Equator Coffee, Subway and more. Landmark Cinemas, Splitsville Bowling Alley, fitness centers, salons, tutoring centers, medical and dental and more!

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FROM THE SELLER'S PERSPECTIVE:

“We absolutely love the sunny, bright open space of our kitchen and family room where everyone tends to gather. Our backyard is so private with the mature trees. Walking out the back gate to the trail system and Beaver Pond is idyllic. Curling up with a good book on the living room sofa in the afternoon sunshine is another favourite spot! We fell in love with the location, situated at the end of a quiet, family friendly court which is so rare to find. The afternoon sunlight streaming in the front office is a real pick-me-up when working from home!”