



John Roberts is proud to present.....



39 Allenby Road
Morgan Grant, Kanata, Ontario

\$499,900



JOHN ROBERTS
Broker

RE/MAX

HALLMARK REALTY GROUP
Brokerage

613-832-0902



39 ALLENBY RD, Ottawa K2K 2J9**\$499,900**

Dist/ Neigh: 9008- Morgans Grant/South March
Municipality: Ottawa
Roll #: 0614300809179000000
PIN: 045220161
Neigh Name: MORGANS GRANT
Lot Size/Acres: 40.06' x 134.51'
Zoning Desc: Residential
Possession: TBA
Occupancy: Tenant
Legal Desc: PCL 179-1, SEC 4M-625 ; LT 179, PL 4M-625 ; S/T LT545901 KANATA

DIRECTIONS/PUBLIC REMARKS

Directions: March Road northbound, turn left on Terry Fox Drive, right on Flamborough Way and right on Allenby Road
Public Remarks: Incredibly spacious 4 bedroom home for your family with a 40' x 134' lot, southern exposure, newer windows, doors, & furnace, shingles 2004, 2 Family Rooms with fireplaces, hardwood floors on main level, main floor laundry, big bedrooms, ensuite & walk-in closet in master. Newer back deck. Walk to Richcraft Recreational Complex, bus stop and new park and ride, forest trails & shops! Great neighbourhood near Kanata's High Tech Sector! 24 hours notice for showings.

PROPERTY INFORMATION

Style/Type:	Detached / 2 Storey	Seasonal:	No	Total Beds:	4	Total Baths:	3
Year Built:	1990 / Approx	Fronting:	South	Total Parking:	4	Total Ensuites:	1
Builder/Model:				Parking Desc:	2 Garage Attached, Inside Entry		
Heat Type/Fuel:	Forced Air / Natural Gas			Exterior Finish:	Brick, Siding		
Air Conditioning:	Central			Foundation:	Poured Concrete		
Water/Sewer:	Municipal / Sewer Connected			Roof Type:	Asphalt Shingle		
Basement Desc/Dev:	Full / Unfinished						
# Fireplaces/Fuel:	2 / Gas						
Floor Coverings:	Carpet W/W & Mixed, Hardwood, Tile						
Rental Equipment:	Hot Water Tank						
Appliances Incl:	Dishwasher, Dryer, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Auto Garage Door Opener, Window Blinds						
Site Influences:	Deck, Fenced Yard						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby			Taxes/Year:	\$4,175.00/2017		

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	18' 8" x 10' 11"	DINRM	Main	13' x 10' 7"	KITCH	Main	10' 11" x 9'	EATNG	Main	13' 1" x 9' 5"
FAMRM	Main	17' x 10' 11"	MBED	2nd	20' 5" x 11' 1"	BEDRM	2nd	12' 6" x 10' 8"	BEDRM	2nd	12' 2" x 10' 2"
BEDRM	2nd	11' 1" x 10' 2"	WALKIN	2nd	6' 5" x 5' 8"	FBATH	2nd	10' 8" x 8' 1"	PBATH	Main	4' 5" x 4' 5"
ENS4PC	2nd	11' 1" x 4' 11"	LAUND	Main	11' x 5' 5"	FOYER	Main	17' x 9'			

REPRESENTATIVE INFORMATION

Rep Remarks: Minimum 24 hours notice showings due to tenant. 24 hour irrevocable on offers. Tenant pays \$1950 per month plus utilities.

OFFICE INFORMATION

List Office 1: RE/MAX HALLMARK REALTY GROUP, Brokerage
List Rep 1: JOHN ROBERTS - Broker / Direct: 613-832-0902
List Rep 1 Email: JohnRoberts@bell.net

List Rep 1 Web: <http://www.ohnwroberts.com>

Special Features of 39 Allenby Road, Morgan's Grant, Kanata

Settle down in this spacious 4 bedroom 2 storey home with extra space your family will love and a sunny, extra deep pool size lot in a great neighbourhood filled with many amenities and conveniences nearby.

Exterior

Inviting front entrance with newer front doors, interlocking brick walkway & gardens

Attached 2 garage with inside access to home and garage door opener

New windows and entry doors 2010 – 2012

Roof reshingled 2004

Pool size lot with fenced backyard and southern exposure

Large newly rebuilt deck and back fence

No rear neighbours

Main Level – hardwood flooring

Entrance: grand entrance with ceramic tiled foyer, hardwood floor and dual staircases

Living and Dining Rooms: charming and formal spaces for entertaining finished with hardwood floors

Family Room: open concept to the eating area and kitchen and features a gas fireplace

Kitchen: welcoming with an eating area, ample oak cabinets with updated door pulls, oversized sink with sensitive touch faucet sprayer, built-in dishwasher, newer stainless steel fridge, stove, dishwasher and hood fan, newer tile flooring, bright window looks out to private back yard, patio door opens to back deck

Laundry/Mud Room: roomy and has a door to the side yard, a wash tub and it includes the washer & dryer and has access to the garage

Powder Room: conveniently located near the front entrance, mud room and at the bottom of the stairs leading to the second level family room

Second Level

Bonus Family Room: Wow! a second family room over top of the garage has a gas fireplace, accessed by its own staircase and featuring a bay window

Master Bedroom: an immense parents' retreat with walk-in closet and private ensuite bathroom has newer flooring

Ensuite Bathroom: 4 piece bathroom with newer flooring

Second, Third & Fourth Bedrooms: are extremely large rooms with ample closet space

Bathroom: huge 4 piece bathroom with large vanity, mirror and newer flooring

Basement unfinished space for storage or develop into more living space

Includes: fridge, stove, dishwasher, washer, dryer, central air, garage door opener, central vacuum and accessories, alarm system, all window blinds and drapes, small freezer in basement

Items to Note:

- * Interior freshly painted September 2017
- * Natural gas furnace 2009
- * **Heating** costs approximately \$160 per month
- * **Hydro** costs approximately \$120 per month
- * **Water & sewer** costs approximately \$70 every 2 months
- * Close to **Kanata's High Tech Sector** area & serviced by many stores, banks, drug stores, grocery stores, gas stations, restaurants, golf courses and hotels
- * **Public Schools:** Elementary is Jack Donohue Public School & High School is West Carleton High School
- * **Catholic Schools:** Elementary is St. Gabriel and High School is All Saints
- * Explore the trails at the **South March Highlands** Forest at the junction of Second Line Rd & Klondike Rd

Walk to the **Richcraft Recreational Complex** offering:

- 25 m, 8-lane pool
- Leisure pool including a swirl pool
- Male, female & family change rooms
- 2 full-Size gymnasias
- A fitness centre including a studio
- Youth Room
- Meeting & multi-purpose rooms
- Serving kitchen
- Reception and Administration
- One full-size, artificial turf lighted soccer field
- Children's play areas (preschool & school-age)
- Water play area
- One full and one half basketball court
- Skateboard facility
- Parking
- Trillium Woods Trailhead

The above information is believed to be accurate but not warranted in any way.

Contact **John Roberts**, Broker, RE/**MAX Hallmark Realty Group.**, brokerage **613-832-0902**
to make your move to this incredible home!