

42 MERSEY DRIVE, Kanata, Ontario K2K 3A7

\$389,900



Dist/Neigh: 9008- Morgans Grant/South March
Municipality: Kanata
Roll #: 0614300809241710000
PIN: 045210100
Neigh Name: Morgans Grant
Lot Size/Acres: 36.27 ' x 87.01 '
Zoning Desc: Residential
Possession: To Be Arranged

Legal Desc: LOT 66, PLAN 4M1024...

DIRECTIONS/PUBLIC REMARKS

Directions: 417 West towards Kanata, exit at March Road, turn left on Klondike Road, left on Flamborough Way and left on Mersey Drive

Public Remarks: Don't miss out on this affordable 3 bedroom single family home in Morgan's Grant with easy access to March Road and 417 exit and so close to Kanata's High Tech Sector, stores, restaurants and green space featuring a spacious oak kitchen open to the main floor family room with gas fireplace with hardwood floors and hardwood continues into the living and dining rooms, master bedroom has a huge walk-in closet and large soaker tub in the ensuite, finished rec room in basement with 2 piece bath and lots of storage. Includes 5 appliances, central air and garage door opener.

PROPERTY INFORMATION

Style/Type: Detached / 2 Storey	Seasonal: No	Total Beds: 3	Total Baths: 4
Year Built: 1999 / Approx	Fronting: West		
Builder/Model: Minto			Total Ensuites: 1
Heat Type/Fuel: Forced Air / Natural Gas		Parking Desc: 1 Garage Attached	
Air Conditioning: Central		Exterior Finish: Brick, Siding	
Water/Sewer: Municipal / Sewer Connected		Foundation: Poured Concrete	
Basement Desc/Dev: Full / Partly Finished	Fire Retrofit:	Construction: Frame	
# Fireplaces/Fuel: 1 / Gas		Roof Type: Asphalt Shingle	
Floor Coverings: Carpet W/W & Mixed, Hardwood			
Rental Equipment: Hot water tank			
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl: Auto Garage Door Opener			
Site Influences: Deck, Fenced Yard			
Neigh Influences: Recreation Nearby, Shopping Nearby		Taxes/Year: \$3,958.00/2018	

ROOM INFORMATION

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	12'8" x 11'	DINRM	Main	11' x 9'	FAMRM	Main	14'10" x 14'	KITCH	Main	12'6" x 7'10"
EATNG	Main	12'6" x 8'	BATH2	Main	5'9" x 4'6"	MBED	2nd	15'3" x 13'11"	ENS4PC	2nd	8'4" x 8'
WALKIN	2nd	9'5" x 5'11"	BEDRM	2nd	12'2" x 10'4"	BEDRM	2nd	13'4" x 10'11"	BATH4	2nd	7'6" x 6'9"
RECRM	Bsmt	17'9" x 12'10"	BATH2	Bsmt	6'4" x 6'4"	LAUND	Bsmt	16'6" x 12'5"	STORE	Bsmt	11' x 5'10"
STORE	Bsmt	7'6" x 5'8"									

OFFICE INFORMATION

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