



2 Charlesworth Court



CHRISTINE HAUSCHILD  
REAL ESTATE TEAM

# Modern, elegant & spacious family home.

Nestled on a mature corner lot in the heart of the established Kanata Lakes community is this extraordinary four-bedroom, four full bath family home with beautiful space to enjoy both inside and out. This home has been thoughtfully updated and boasts an incredibly spacious and functional layout on all levels. As soon as you walk in the front door, you are greeted by the formal living room and open concept dining area; an elegant space to entertain family and friends. Towards the back of the home, the kitchen is sure to please with sleek Quartz counters, large centre Island with storage, modern appliances, rich cabinetry and patio door access to the yard. The family room is a impressive focal point with soaring 18 ft ceilings, floor to ceiling windows plus a cozy gas fireplace; an inviting space to relax in the evenings. The main floor also accommodates a spacious den with French doors for privacy as well as a convenient full bath with shower; a rare and desirable feature! On the upper level you will find four spacious bedrooms, two of which include private ensuite baths and walk-in closets.

Outside, enjoy spending time on the entertainment-sized deck which overlooks mature trees and manicured yard space. The yard backs onto the Kanata Lakes walking trail system which adds an extra bit of privacy as well! This home has been well-maintained and cared for inside and out and is set in a wonderful community, close in proximity to lovely parks and playgrounds, as well as sought-after schools and recreational activities. Welcome to Kanata Lakes!





Sun-filled space for enjoying time with family & friends!





Relaxing and private outdoor space with large deck.



## MAIN LEVEL

Foyer:	7' 8" x 6' 7"
Living Room:	16' 4" x 12' 9"
Dining Room:	12' 9" x 12' 6"
Den:	13' 8" x 10'
Kitchen:	14' 1" x 13' 4"
Walk-in Pantry:	6' 4" x 4' 8"
Eating Area:	12' 10" x 9' 1"
Family Room:	16' 9" x 12' 10"
3-Piece Bath:	8' 4" x 4' 10"
Laundry/Mudroom:	10' 11" x 5' 10"

## UPPER LEVEL

Master Bedroom:	21' 5" x 13' 11"
Walk-in Closet:	7' 4" x 6' 7"
Master Ensuite:	13' 11" x 12' 11"
Bedroom:	17' 5" x 12'
3-Piece Ensuite:	8' x 4' 11"
Bedroom:	12' 11" x 12' 11"
Bedroom:	13' 1" x 9' 10"
Main Bath:	7' 9" x 5' 9"
Garage:	19' 10" x 18' 10"

## Updates

**2018** - freshly painted throughout, Quartz countertop in kitchen, washer, dryer, fridge, dishwasher

**2016** - roof

**Schools close by:** Stephen Leacock PS, W. Erskine Johnston PS, École élémentaire Saint-Rémi, St. Gabriel School, All Saints High School, Earl of March

## DETAILS

Lot Size:	61.84 x 108.27
Bedrooms:	4
Bathrooms:	4 full
Builder:	Richcraft
Model:	Sherbrooke
Square Footage:	Approx. 3,125 + open to above space (as per builder floor plan)
Built:	2002
Style:	Detached, 2-storey
Possession Date:	Immediate or TBA
Rental Equipment:	Hot water tank
Heating:	Forced air, natural gas
Cooling:	Central air
Exterior:	Brick
Fireplace:	1x gas

**Inclusions:** fridge, water line to fridge, stove as-is, dishwasher, hood fan, washer, dryer, all window coverings, all light fixtures, central built-in vacuum and accessories, HRV, central air conditioner, alarm system, 2x auto garage door opener with remotes, rough-in gas line for BBQ

**Exclusions:** n/a

**Roll #:** 061430081010288

**Legal Description:** LOT 45, PLAN 4M1135, OTTAWA.

**Taxes:** \$7,155.79/2018

Visit [www.christinehauschild.com](http://www.christinehauschild.com) for additional photos & video tour.

## Christine Hauschild, Sales Representative

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