

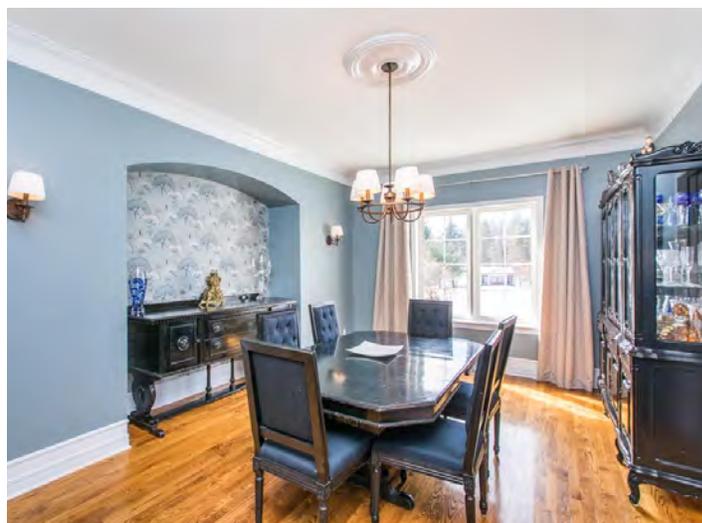


45 Marchvale Drive



CHRISTINE HAUSCHILD  
REAL ESTATE TEAM

Nestled on a beautiful 2.3 acres in the desirable Marchvale Estates, 45 Marchvale Drive offers the lifestyle you've been searching for! This exceptional custom family home offers extraordinary space for your family to enjoy both inside and out. The grand foyer is elegant yet inviting which sets the tone for the rest of the home. The formal living room is open to the spacious dining area; perfect for hosting dinner parties and entertaining! The kitchen is incredibly spacious with sleek granite counters, rich cabinetry, textured tile backsplash and stainless appliances. Off of the kitchen, you have the luxury of enjoying two gorgeous spaces; the sunroom and the cozy family room. Each full of amazing natural sunlight, lovely views of the yard and access to the entertainment-sized deck. On the upper level you will find four spacious bedrooms including the stunning master retreat with spa-inspired ensuite bath. The finished lower level was designed with fun, family and entertaining in mind! The recreation and hobby room are flexible to suit your needs and enjoy many activities and there is also a spacious fifth bedroom with ensuite bath; great for your overnight guests. Why go to the movies when you have a theatre in your home? This incredible home theatre has everything you need to enjoy watching sporting events, movies and includes seven theatre seats; wow! The curb appeal at this home is simply undeniable. Outside, the opportunities to enjoy the great outdoors are endless. A large deck with gazebo overlooks the private acreage, mature trees, raised garden beds and lush yard space. You are also in close proximity to Kanata North and fantastic amenities, this is truly a wonderful community to be a part of.







## MAIN LEVEL

Foyer:	9' 5" x 8' 7"
Living Room:	14' x 11' 5"
Dining Room:	17' 1" x 11' 4"
Den:	10' 7" x 10' 5"
Kitchen:	11' 9" x 10' 6"
Walk-in Pantry:	4' 7" x 2' 8"
Eating Area:	11' 10" x 10' 3"
Family Room:	19' 10" x 15' 2"
Sunroom:	10' 10" x 10' 9"
Powder Room:	5' 6" x 4' 7"
Laundry:	8' 8" x 5' 6"
Mudroom:	6' 7" x 4' 11"

## UPPER LEVEL

Master Bedroom:	20' 3" x 11' 5"
Walk-in Closet:	8' 3" x 7' 4"
Master Ensuite:	10' 11" x 10' 5"
Bedroom:	10' 9" x 9' 5"
Bedroom:	11' 4" x 10' 10"
Bedroom:	9' 11" x 8' 7"
Main Bath:	8' 1" x 7' 9"

## LOWER LEVEL

Recreation Room:	18' 9" x 14' 7"
Home Theatre:	19' 7" x 12'
Bedroom:	16' 1" x 11' 3"
3 Piece Bath:	9' 3" x 4' 10"
Hobby Room:	11' x 10' 2"
Storage:	19' 6" x 15' 3"

**Schools close by:** South March PS, W. Erskine Johnston, St. Isidore Catholic School, West Carleton Secondary, All Saints High School

**Amenities close by:** Loch March Golf & Country Club, Carp Farmer's Market, Richcraft Recreation Complex

## DETAILS

Taxes:	\$5,588.40/2018
Acreage:	2.28
Lot Size:	232.61 x 607.07
Bedrooms:	4+1
Bathrooms:	4
Builder:	Bulat, custom
Built:	1999
Style:	Detached, 2-storey
Possession Date:	August 7th, 2019 or TBA
Rental Items:	Hot water tank, alarm monitoring
Heating:	Forced air, natural gas
Cooling:	Central air
Exterior:	Brick, siding
Fireplace:	1x wood

**Inclusions:** fridge, 2nd fridge on lower level, wall oven, microwave, cook top, dishwasher, hood fan, 2x auto garage door opener with 2x remote and keypad, all window coverings, all light fixtures and ceiling fan, central vacuum and accessories (no powerhead), water softener, reverse osmosis to kitchen sink, central air conditioner, HRV, humidifier, alarm system, home theatre including screen, amp, surround sound system and 7x theatre seating, gazebo, back up battery for sump pump

**Exclusions:** DVD player, Apple TV, washer, dryer, freezer on lower level, Dyson vacuum attached to wall, portable generator

**RECENT UPDATES:** hardwood on upper level, raised garden beds, paint throughout most of the home, crown moulding

**2017** - water softener and reverse osmosis (kitchen)

**2012** - roof, air conditioner, furnace

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

## Christine Hauschild, Sales Representative

Royal LePage Team Realty Christine Hauschild  
[www.christinehauschild.com](http://www.christinehauschild.com)

613-592-0062

[info@christinehauschild.com](mailto:info@christinehauschild.com)



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