



1206 Old Carp Road

Custom Bungalow nestled upon a premium lot 100 x 150 lot surrounded with mature trees along a quiet tree lined street boring the Kanata North neighbourhood. Totally renovated, updated & upgraded throughout the interior and exterior with top of the line finish & craftsmanship. Chic modern Kitchen & Baths. Chef's kitchen with rambling granite counters, an abundance of fine cabinetry, glass tile backsplash and SS appliances. The expansive LRM features a floor to ceiling stone fireplace & rich hardwood floors, large master with luxurious 4 pc ensuite. Oversized 2 car garage 25 x 25 ft., new septic & well. Long list of upgrades & value added features. Unfinished walkout basement offers endless possibilities.







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Foyer	14' x 5"
Living Room	19'7" x 15'4"
Kitchen	10'11" x 9'6"
Dining Room	12' x 11'8"
Master Bedroom	14'11" x 13'9"
4pc Ensuite	10'6" x 9'4"
Bedroom #2	13'9" x 10'11"
Main Bathroom	9'1" x 8'3"

Basement

Utility Room	14' x 6"
Balance is unfinished	

Bedrooms	2
Bathroom	2

Average Monthly Costs

Gas	\$70/month
Hydro	\$77/month
Yearly Taxes	\$3219/2017

Heating	Forced Air gas
Air Conditioning	Central
Water	Septic
Lot size	100' x 150'

Inclusions

Fridge, stove, dishwasher, washer, dryer, hoodfan
 All window coverings and treatments, all light
 Fixtures, C.Air, 2 garage openers & remotes,
 Water softner, water cooler, bathroom
 Mirrors.

Exclusions

None

Upgrades and Updates

- Septic System 2017
- Drilled Well 2017
- Well Pump etc 2017
- Water softener 2016
- Tank-less Water Heater 2016
- Forced Air Natural Gas Furnace 2011
- Central Air Conditioning 2011
- Roof on house 2011
- Roof on garage 2017
- Windows 2016
- Exterior doors 2016
- Plumbing 2016
- Electrical wiring 2016
- Landscaping 2017
- Kitchen, bathrooms, lighting, plumbing, electrical, flooring, insulation, drywall... all of main level completely renovated and updated 2016.

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