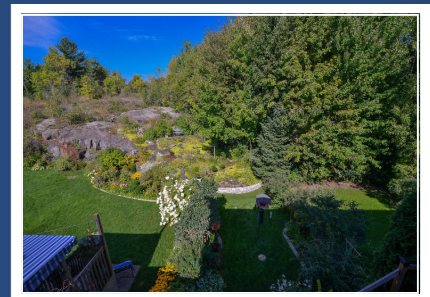
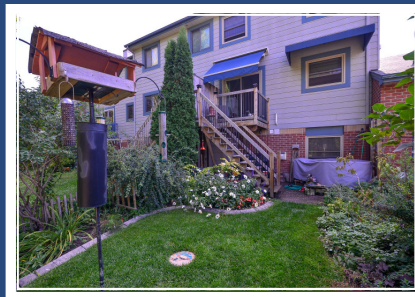
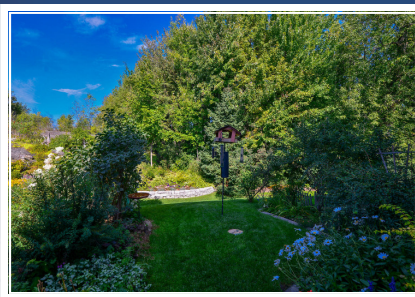


Welcome to
293 KNUDSON DRIVE

Backing onto the 12th hole of the Kanata Golf Club!

\$309,900



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ROOM SIZES

Foyer			
Family Room	19.02	x	8.00
Living Room:	19.00	x	11.00
Dining Room:	12.05	x	10.07
Kitchen:	19.02	x	8.00
Master bedroom:	13.10	x	12.07
Bedroom:	12.10	x	8.00
Bedroom:	10.05	x	8.06
Bathroom:	5-piece		
Laundry			

GENERAL INFO

Style	Row unit, 3 storey
Bedrooms:	3
Bathrooms	2
Year Built:	1992/Approx
Taxes:	\$3,025/2014
Heat:	Forced air, gas
Air Conditioning:	Central
Basement:	Fully finished
Fireplace:	1, wood
Roll #:	0614300813003290000
Rental Equip:	Hot Water Tank
Neighbourhood:	Kanata Lakes

Inclusions: Fridge, Stove, Dish-washer, Washer, Dryer, Automatic Garage Opener, Window blinds, Alarm System, storage shed.

FEATURES OF THIS HOME

- This lovely freehold townhome was built by Timberlay Homes and is located on a premium lot backing on the 12th hole of the Kanata Golf Club.
- Upgraded interlock brick front walkway and patio leads to the spacious entry foyer that boasts easy to care for linoleum flooring.
- The foyer offers a double coat closet and a two-piece powder room featuring a pedestal sink and neutral fixtures. Inside access to the single garage is also found in the foyer.
- Downstairs to the lower level you'll find the family room which boasts neutral carpeting, a ceiling fan fixture and a large window overlooking the golf course.
- Oak hand rail and pickets lead to the main living level.
- The spacious dining room offers a half vaulted ceiling and is separated from the raised living room by an oak handrail and pickets. This entire area offers a top quality wall-to-wall carpeting and upgraded lighting.

FEATURES OF THIS HOME

- The living room has great space with built-in shelving to one side of the wood burning fireplace. The fireplace offers a ceramic tile hearth and an oak mantle and surround. Patio doors lead out to a fully updated south facing front deck with a custom awning, metal spindles and a wood railing.
- The kitchen is generous and well-designed with an abundance of upgraded wood cabinetry and hardware, plenty of counter space, a ceiling fan light fixture and a window overlooking the beautiful rock outcrop and the golf course. The kitchen also features linoleum flooring, a built-in dishwasher and a double stainless steel sink.
- Patio doors from the spacious eating area open to the deck which in turn leads down to the lower patio area. The backyard is beautifully landscaped and enjoys a wonderful interlock stone wall as well as fabulous gardens and the beauty of the Canadian Shield.
- Both secondary bedrooms are spacious and offer ceiling light fixtures, ample closet space and generous windows overlooking the golf course and the Gardens.
- The main bathroom is oversized and offers double sinks, a custom storage cabinet between the sinks, upgraded lighting, a large vanity and a tub shower combination with ceramic tile surround and sliding glass doors.
- The master bedroom is well sized and offers a south facing window, a ceiling fan light fixture as well as a full wall of closets and neutral carpeting.

UPGRADES

2013 - Prolock Garden Wall

2012 - Garage Door

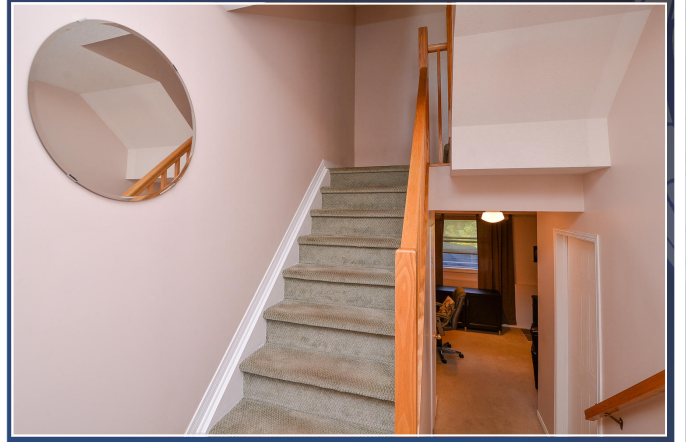
2011 - Kitchen Cabinets

2010 - New Gas Furnace and Service Agreement

2010 - Front Awning and Patio Doors

2006 - New Roof





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