



15 Byrd Crescent

Kanata



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Elegant and spacious 2 storey, 4 bedroom home nestled upon a premium size lot (64.5 ft x 164.7 ft) on a quiet tree lined crescent within desirable Katimavik neighbourhood of Kanata. Lovingly cared for, well maintained Sequoia model by Costain Homes features 1990 sq ft. Upgraded Brazilian hardwood floors in the sun filled living room, spacious dining room and main floor family room with floor to ceiling brick fireplace and patio doors that lead to the deck and private backyard. Kitchen features an abundance of oak cabinetry, cheerful dinette is open to the kitchen. The upper level has 4 large bedrooms. The primary bedroom has a 4pc ensuite and walk-in closet. The basement includes a recreation room, laundry and utility room. The oversized 2 car attached garage offers ample room for 2 cars and storage. Located within walking distance of all amenities



PROPERTY FEATURES

- 4 bedrooms, 3 bathrooms
- Located on premium corner lot
- Upgraded Brazilian Hardwood
- Main floor family room with fireplace
- Primary bedroom with 4pc ensuite
- Private backyard completely fenced & hedged
- Year Built: 1979
- Taxes: approx \$4927 2024
- Average monthly utilities:
 - Hydro: \$101
 - Gas: \$152
 - Hot Water Tank Rental: \$22.64



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Property Inclusions:

- Fridge
- Stove
- Hood Fan
- Dishwasher
- Freezer
- Washer & Dryer
- All Window Coverings
- All Light Fixtures
- Auto Garage Door Opener



Room Dimensions:

Main Level:

- Living Room 21'8" x 11'6"
- Dining Room 11'11" x 11'6"
- Kitchen 10'0" x 11'0"
- Eating Area 9'5" x 7'8"
- Family Room 15'9" x 11'6"
- 2pc Bath

2nd Level:

- Primary Bedroom 17'0" x 11'6"
- 4pc Ensuite
- Bedroom 13'8" x 11'11"
- Bedroom 11'2" x 9'6"
- Bedroom 12'6" x 11'4"
- Full Bath

Basement:

- Rec Room
- Laundry
- Utility Room



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15 BYRD CRESCENT UPDATES:

- Furnace & A/C 2012
- Roof 2011
- Hot Water Tank (Rental) - 2020

Presented By:



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