



445 foxhall way

KANATA • 3 BEDS • 3 BATHS

Situated in a great spot for families, this home backs onto a large park, close to the Eva James Community Centre, Deevy Pines Park, and a selection of schools. This well-maintained home has everything your family needs.

let's talk • 613-369-8314 • info@rachelhammer.com



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The open-concept floor plan maximizes your family's ability to gather. Step into the kitchen, designed for the greatest ease of use. From the plumbed island to the ceramic stove, stainless steel appliances, modern hexagon tile backsplash and walk-in pantry, this kitchen affords everything a home chef could want. Gather around the table in your dining room, or relax in your comfortable living area around the gas fireplace. The vaulted ceiling in the living room expands the scope of your space.

Upstairs, the main bedroom offers a walk-in closet and a private built-in vanity, as well as ensuite bath. On this level you'll find two more bedrooms, a full bathroom, and a convenient laundry room. Downstairs, the finished basement offers room to relax and play. This flexible family room is perfect for recreation, a home office, or hobby space.

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Foyer	Main	16'6" x 6'5"
Living/Dining	Main	23'4" x 11'11"
Kitchen	Main	11'2" x 10'10"
Eating Area	Main	8' x 7'11"
Partial Bath	Main	4'11" x 4'3"
Primary Bedroom	Second	18'9" x 11'
4-Piece Ensuite	Second	11'11" x 5'5"
Walk In Closet	Second	4'11" x 4'11"
Bedroom	Second	10'9" x 10'7"
Bedroom	Second	11'11" x 9'7"
Full Bathroom	Second	8'1" x 4'11"
Recreation Room	Lower	28' x 11'3"

Taxes \$3,493 / 2020

Includes

Refrigerator (as is), Stove (as is), Hood Fan, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Light Fixtures, Automatic Garage Door Opener, Basement Speakers, TV Brackets, Hooks by Basement Stairs.

Features

- Backing onto park with no rear neighbours.
- Close to several schools in the Public, Catholic, English and French boards.
- Walking distance from Deevy Pines Park and Eva James Community Centre.
- Finished basement with rough-in for future bathroom.

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REAL ESTATE TEAM



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