

Noteworthy Features of this Home

# 51 Weslock Way, Kanata Lakes

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## Upgrades and Features

- Richcraft Sheffield model with over 2,745 square feet
- Premium, large lot backing onto Weslock Park and with a view of the 13<sup>th</sup> green
- Roof (2013) with 25 year shingles
- High-efficiency natural gas furnace (2023)
- Central air conditioner (2023)
- Windows (2023)
- All exterior doors including garage doors (2023)

## Main Floor

- Large welcoming foyer with interior French doors, ceramic tile and coat closet
- Convenient main floor laundry
- Inside entry to double car garage with storage shelving and automatic garage door openers
- Private den with adjoining full bath could also work as a bedroom with ensuite
- Large living room with bay window and French doors
- Large dining room with French doors
- Kitchen has island, stainless steel appliances and separate eating area
- Family room features hardwood flooring, bay window and wood burning fireplace (not used by current owners)
- Crown mouldings throughout most of the main level
- Large 16' x 14' composite deck with retractable awning and glass panels

## Second Floor

- Generous primary bedroom with walk-in closet and second reach-in closet
- 5 piece ensuite bath features separate shower, corner jacuzzi tub and vanity with double sinks
- Additional 3 bedrooms are well proportioned

## Lower Level

- Modern complete in-law or nanny suite (2022)
- Appliances all purchased at time of renovation
- Easy-care and warm vinyl plank flooring
- 4-piece bath with separate showing enclosure and 6' soaker tub
- Pot lights all integrated to smart home system
- Large bedroom with walk-in closet
- Walk-in pantry
- Plenty of storage

## Property Taxes and Utilities

- \$6,986.38 (2023)
- Water \$1,008 per annum
- Natural Gas \$2,500 per annum
- Hydro \$2,200 per annum

## Rented

- Tankless hot water system

## Inclusions

- 2 automatic garage door openers and remotes
- 2 dishwashers
- 3 fridges
- 2 stoves
- Microwave
- Hoodfan
- Microwave/hoodfan combo
- Storage Shed
- Window blinds
- Some shelving in garage
- Washer
- Dryer
- Chest freezer
- Ceiling fan
- All light fixtures

## Community Information

- Shopping
  - Kanata Signature Centre (Farmboy and LCBO)
  - Kanata Centrum (Loblaws, Walmart, movie theatre and many great restaurants)
  - Tanger Outlet Mall
- Recreation
  - Kanata Lakes Golf and Country Club
  - Walter Baker Park (toboggan hill)
  - Kanata Wave Pool
  - Beaver Pond
  - Extensive walking and biking trails
- Schools
  - W. Erskine Johnston Public School
  - Stephen Leacock Public School
  - Earl of March Secondary School
  - Georges Vanier Catholic School
  - All Saints Catholic High School
  - École élémentaire catholique Roger-Saint-Denis

\*Most furniture and décor items are available for purchase