

## 264 Escarpment Cres Feature sheet Kanata Lakes / Richardson Ridge

### Features & Highlights

- Braebury built bungalow, High end finishes with \$70K+ upgrades;
- 9 feet ceiling in main level;
- Very classic, unique design of the house with 3 bedrooms and 3 full bathrooms;
- First floor office faces the quiet Cres;
- Laundry room conveniently located on main floor;
- Spacious living/dining room with open concept layout;
- Upgraded Granite countertops & Stainless Steel Appliances in Kitchen;
- Primary bedroom with bright, tall windows, 3 pieces ensuite with walking in shower;
- No rear neighbor;
- Hardwood floor throughout;

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## Property details

Listing price :\$114.9K

Year built: 2017

Builder: Braebury

Lot Size: 49.94x 109.77

Rooms: 3 Bedrooms+den +3 Full Bathrooms

Style/Type: Detached Bungalow with No backyard  
Neighbour

Parking: 4 parking spots with 2 garages attached

Inclusion: Dishwasher, Dryer, Hood Fan, Refrigerator,  
Stove, Washer, Auto Garage Door Opener, Drapery  
Tracks, Drapes, Window Blinds,

Property Tax: \$6631/2022

Utilities: Gas:~\$, Hydro:~\$, Water:~\$



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## Amenities:

### Schools:(all the top ones)

- W. Erskine Johnston PS
- St. Gabriel ES
- Kanata Highlands PS
- Earl of March
- All Saints HS

### Transportation:

- Bus Stop: walking distance
- 417 Highway: 3km

### Parks & Trails:

- Richardson Heritage Park
- Devonian Park
- Broughton Park
- Judy Laughton Park
- Insmill Park
- Jim Malone Park
- Carp River Conservation Park

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## Minutes Drive to:

- Kanata High Tech Campus
- D&D Carling Location
- Kanata Golf & Country
- Richcraft Recreation Complex
- Goodlife Fitness Kanata Hazeldean & Castle Frank
- Movati Athletic
- Banks
- Restaurants
- Shopping centers



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