









# 151 KINROSS PVT

## MORGAN'S GRANT

Welcome to this beautifully maintained 3 bedroom, 1.5 bath townhouse located in the heart of Morgan's Grant; one of Kanata's most sought-after, family-friendly communities. This inviting home offers a bright and modern feel while maintaining a classic, well-defined layout. The main floor features a welcoming foyer, a spacious living room with large windows that flood the home with natural light, and a separate dining area perfect for hosting family meals or gatherings. The kitchen offers ample cabinetry, countertop space, and a bright eat-in area. Upstairs, you'll find three generous bedrooms, including a comfortable primary suite with great closet space, along with a stylishly updated full bathroom. The lower level provides a cozy rec room; ideal for a home office, playroom, or media space, along with plenty of storage. Outside, enjoy a low maintenance yard perfect for relaxing, plus convenient driveway and garage parking. Situated close to top-rated schools, parks, walking trails, shopping, and Kanata's tech hub, this home offers both lifestyle and location. Bright, modern, and move-in ready, this lovely townhouse is the perfect place to call home.

**Bathrooms:** 2 **Property Type:** 2 storey row Bedrooms: 3



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## **Property Information:**

2025 Property Taxes: \$3625.94
Association Fee: \$840 yearly
Lot Size: 20.01ft x 102.36ft

### **Approx Monthly Utility Costs:**

• Water: \$140/2 mos

• Gas: \$102

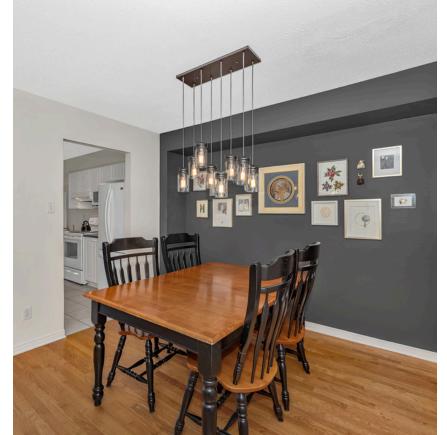
• Hydro: \$105

## Neighbourhood Highlights:

- Great schools within walking distance, including Jack Donohue Public School, South March Public School, and French public École Élémentaire Publique Julie-Payette.
- Near shopping, parks, trails, and outdoor recreation including the South March Highlands Conservation Forest, playgrounds, outdoor rinks, baseball diamonds, tennis courts. and the Richcraft Recreation Complex









613.238.2801 | robmarland.com

