

Welcome to 13 Weldale Drive, Kanata



LOCATION

Between Kanata and Carp, 2 streets behind Loch March golf course, 10 minutes from Canadian Tire Centre and Tanger shopping malls, Costco, Home Depot.

PROPERTY

- Beautiful, 2-acre treed lot, coniferous & deciduous mixed
- Paved 220+ft curved driveway with double parking area beside L-shaped triple garage
- Twin light posts at roadway
- Interlock entrance pathway and steps to house entrance and in flower bed areas
- Interlock area at 'third' garage entrances
- Large Natural flagstone patio at rear of house leading to hot tub enclosed gazebo
- Large 2 level cedar deck at back of house, stained & treated
- 10' x 12' enclosed cedar Gazebo, Sundance Altamar hot tub & hydraulic cover (6x7)
- Exterior & interior lighting and interior decorating of Gazebo, with new metal roof 2016.
- Extensive landscaping throughout the property
- Septic system (emptied Aug 2017)
- Excellent 'land grading' for drainage

HOUSE: 2004 Custom Bungalow with finished lower level

Main Floor area: Approx 2,270 sq ft PLUS 16' octagonal 3-season porch accessed from the eating area.

Entrance Foyer with slate tile flooring and genuine antique '1939 UK'- leaded glass transom windows on adjacent walls.

2 'Double' size hallway clothes and linen closets (54" each with 9' ceilings)

Master bedroom: 13' x 19+ has large South facing windows and glass-insert door with transom window to exterior rear deck, ceiling medallion with silent fan/light. Blinds inset into glass door.

Double doors into 11'x 7' WIC with built-in shelves and drawers, octagonal window.

5 piece bathroom en suite: with elevated Maax whirlpool corner tub, 48" neo-angle shower stall with custom glass sides and 2-way door resting on granite ledges & threshold.

Granite 6' countertop with vanity sitting area, cherry cabinetry, large medicine cabinet. Large corner windows facing S-E, toilet room with pocket door and octagonal window.

Bedroom # 2: 10 ½' X 12+' has 2 large double corner windows, ceiling medallion and crystal chandelier; also wired for ceiling fan; double doors into closet.

4 piece bathroom with 48"x 36" acrylic base shower/custom glass and tiled walls, 2-way shower door, birch cabinetry, 5' 8" counter, Hunter Douglas window blinds, large medicine cabinet.

Information herein deemed to be reliable but not guaranteed.

Bedroom #3/den/office: 11' x 12' with silent ceiling fan/light, bevelled glass French doors with brass inserts, window box seat with built-in storage area, custom seat cushion/matching pillows.

Great room: 13' x 17' with gas fireplace, ledger tiles wall surround, pot lights, silent ceiling fan.

Dining room: 13' x 14' with large open arched entrance, pot lights, ceiling medallion with chandelier, extra deep crown moulding, window box seat with built-in storage area.

Kitchen: with 4 separate granite countertop areas, extra wide peninsula with overhang for seating, 3 stainless steel major appliances, 24" deep pantries with sliding wood drawers. All custom cherry cabinetry to 9 ft ceiling, with 14" deep uppers, custom designed aluminum backsplash with copper inlay, lit top cupboards with glass doors, built-in aluminum & copper original artwork at peninsula backsplash area, depicting lake, rocks & trees.

Eating area: glass insert door to back deck, ceiling medallion for light fixture

3 Season Sunroom: Double glass doors lead from kitchen to Extra-Large 3-season Octagonal porch which has high vaulted ceiling and silent ceiling fan/light, pine walls/ceiling, 'Weatherwall' tinted windows, tiled floor.

Large Tiled Laundry Room/mud room: 13' x 14½' (angled room) with 6 ½ ft counter and inset deep acrylic laundry tub; stackable W/D, chest freezer, aluminum & copper backsplash like in kitchen, octagonal window, extensive cabinetry, double clothes closet, door to garage.

3 piece bathroom: with 36" tiled shower stall with glass door, large window, pocket door.

LOWER LEVEL

High quality Berber carpet in 2 bedrooms. Main area has floating wide plank cork flooring.

Extra Large back entrance from garage stairwell, with tiled floor

Separate enclosed wine cellar/storage room, insulated, painted walls & floor, custom shelving.

Separate enclosed large storage room, 12' x 8', sound insulated, painted walls, dropped panel ceiling, and engineered hardwood flooring.

Separate enclosed storage area under stairway

Large workshop sound-proofed, with laundry sink, well lit, painted, high-set wall plugs throughout for tools/equipment, extensive custom cabinetry and counters for work areas, painted floor, finished drop panel ceiling

Large entertainment area with inset electric linear fireplace, (5,000 BTUs), ledger stones, wall mounted TV and built-in side shelving to ceiling, gym area, office, etc.,,

Kitchen area: tiled floor, granite tiled 10 ft countertop, SS sink, large double windows, upper and lower cupboards, full size fridge, eating area.

Bedroom # 4: 12½' x 15', including double closet. Double corner windows, ceiling fan/light, inset space for bookshelves behind door.

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Bedroom # 5: 13' x 12 ½' plus 8' x 4 ½' walk-in closet, double window, wired for ceiling fan/light, inset space for bookshelves behind door.

5 Piece bathroom, 12 ½' x 9½' has 9' long counter/cabinetry with 2 sinks, 9' x 4' mirror, tiled floor & tub surround, window.

2 separate large hall closets for linen and more storage.

Furnace room fully sound-proofed with 2 x 60 gal hot water tanks, water softening unit, Humidifier

Ceilings fully sound-proofed and most walls sound-proofed

GARAGE

Extra wide and **extra** high, triple, L-shaped garage, well lit, insulated, painted, workshop area, storage cabinetry, shelving, 3 windows and separate back door to outside, well lit 4 ft wide stair access to basement, and access door to main level, 2 garage door remote openers, key pad outside the garage doors.

HOUSE SPECIAL FEATURES

- Custom designed & exceptionally well built home with South facing back yard
- 'Cape Cod' wood siding & stone exterior finish
- 30 year roof shingles
- 10 ft deep basement
- Ground source Geo-thermal heat pump heating /AC system from 2nd well
- Venmar Air exchanger
- Beam Central vac system both inside levels & garage. Canister in garage with special extra hose and attachments for garage use and for easy disposal
- Main floor Gas Fireplace has own thermostat control in case of power outage in the winter
- Main floor 9 ft ceilings with crown moulding throughout, and extra deep baseboards
- Rounded corners on walls on main level
- Large window in stairwell to lower level
- Wide planks, natural birch flooring in most areas of main level. Birch is from 'old growth' reclaimed logs from Ottawa River (Log's End Certificate of authenticity) www.logsend.com
- Sound proofing insulation both levels and inside most walls and between floors.
- Warm water sub-floor radiant heating in all lower level areas plus regular heating ceiling vents.
- Lower level 8 ½ ft finished ceilings with crown moulding most areas, pot lights & standard lights
- 'Rogers' high speed internet, cable & phone set up on both levels
- Propane hook-up control for outside BBQ by kitchen door/back deck
- Motion sensor lights around the exterior of the house
- 3 exterior water supply outlets; control valve for exterior soft or regular water from furnace room
- Extra exterior plug-ins for decorative lighting
- Window wells at all lower level windows with crushed white marble fill
- 14' retractable awning at back deck of house with remote control
- Outside large propane tank 'housed' in a custom built gazebo.
- New shed (2017) for lawn tractor and storage

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