



70 VARLEY DRIVE | KANATA – BEAVERBROOK





Welcome to
70 VARLEY DRIVE

LIVING ROOM







DINING ROOM





KITCHEN



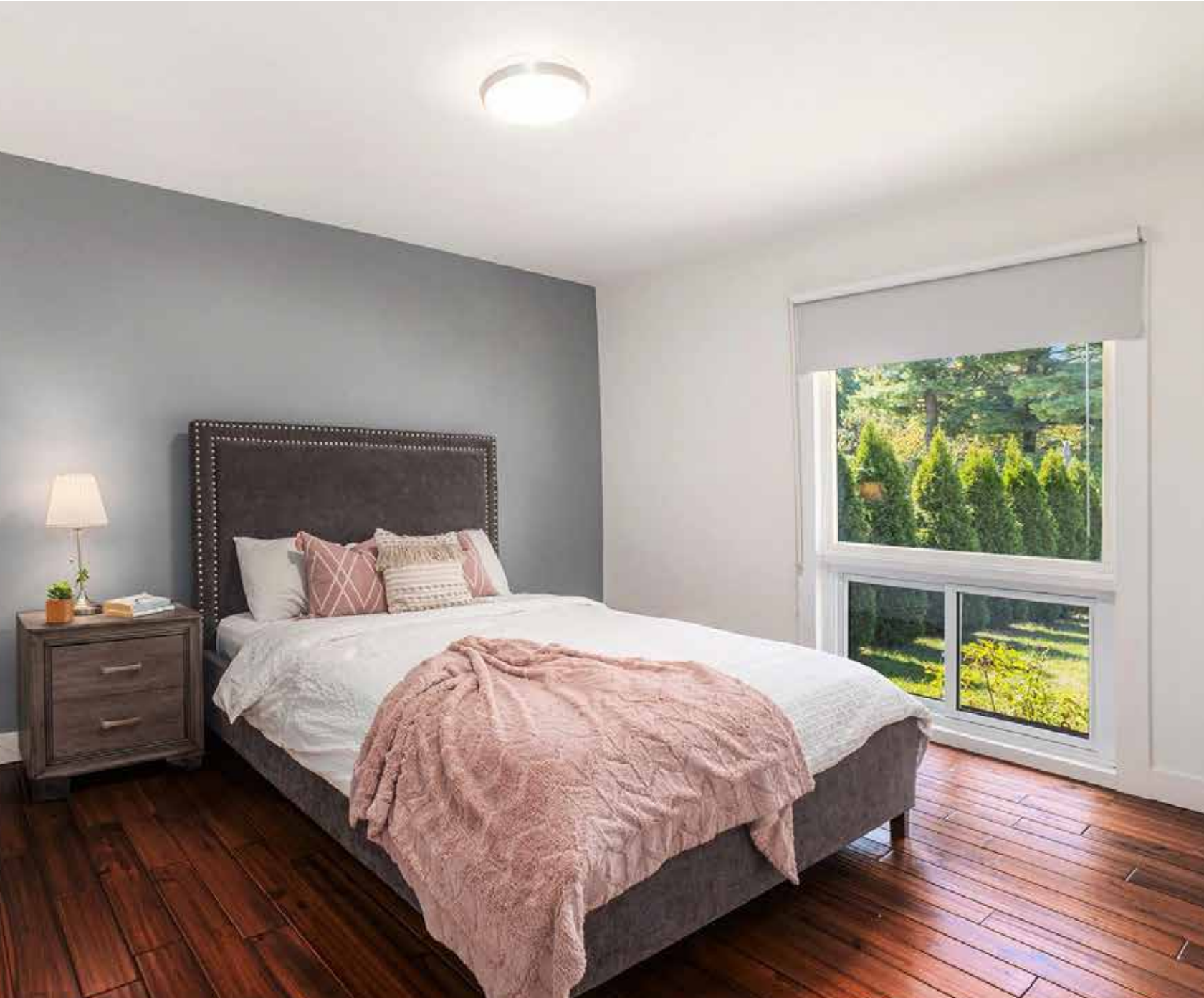


PRIMARY BEDROOM & 3-PIECE ENSUITE BATHROOM



BEDROOMS



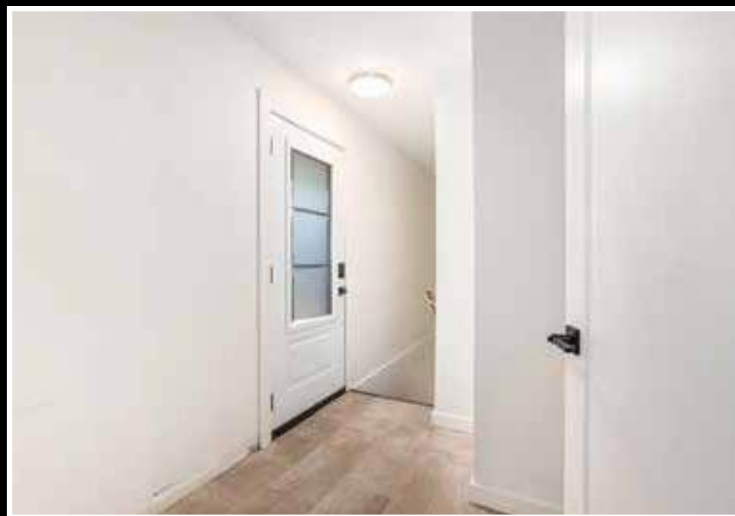




MAIN BATHROOM



LAUNDRY /
ENTRANCE TO LOWER SUITE





LOWER LEVEL SUITE
DINING ROOM
KITCHEN
LIVING ROOM





LOWER LEVEL SUITE
BEDROOMS
BATHROOM/LAUNDRY





BACKYARD & AERIAL





DETAILS

LEGAL DESCRIPTION: LT 479, PL 826 ; S/T MH7015,MH7207 KANATA
PIN: 045150029
LOT SIZE: 70.00 FT X 107.00 FT
YEAR BUILT: 1968
PROPERTY TAXES: \$5,897.93 / 2025
PARKING: DOUBLE, DETACHED GARAGE
HEATING: IN-FLOOR HOT WATER RADIANT HEATING / HEAT PUMP
COOLING: HEAT PUMP,(UPPER UNIT ONLY)
INCLUSIONS: 2 FRIDGES, 2 STOVES, 2 DISHWASHERS, 2 HOOD VENTS,
2 MICROWAVES, 2 WASHERS, 2 DRYERS, GAZEBO, HEAT
PUMP, ON DEMAND HOT WATER HEATER, ALL WINDOW
COVERINGS, ALL INSTALLED LIGHT FIXTURES, 2 GARAGE
DOOR OPENERS, GARAGE KEY PAD.

LOCATION & ACCESSIBILITY

- PRIME LOCATION BORDERED BY THE KANATA NORTH BUSINESS PARK (NORTH), MARCH ROAD (EAST), CAMPEAU DRIVE (SOUTH), AND KNUDSON/WESLOCK (WEST), BEAVERBROOK OFFERS BOTH SERENITY AND GREAT ACCESS.
- EASY COMMUTING CLOSE PROXIMITY TO HIGHWAY 417 AND THE KANATA NORTH TECHNOLOGY HUB MAKES COMMUTING A BREEZE—SOME RESIDENTS EVEN WALK OR BIKE TO WORK. OCTRANSPO BUS SERVICE AVAILABLE THROUGHOUT NEIGHBOURHOOD.
- WALKABLE TRAILS NUMEROUS WALKING AND BIKING PATHS CONNECT RESIDENTS TO PARKS AND NEIGHBOURING COMMUNITIES.

ROOM DIMENSIONS & DESCRIPTIONS: (ALL DIMENSIONS ARE FEET.INCHES X FEET.INCHES)

MAIN FLOOR APT #1

STORAGE UNDER STAIRS

FOYER	4'10" X 4'10"	PORCELAIN TILE FLOOR, DOUBLE CLOTHES CLOSET, OVER HEAD LIGHT
LIVING ROOM	21'6" X 19'0"	HARDWOOD FLOOR, "LED" POT LIGHTS, WOOD BURNING FIREPLACE, TV WALL MOUNT HARDWARE
DINING ROOM	10'7" X 10'0"	HARDWOOD FLOOR, OVER HEAD LIGHT, OVERLOOKING REAR GARDEN
KITCHEN	12'4" X 12'7"	PORCELAIN TILE FLOOR (12X24), SHAKER STYLE (SOFT GRAY) CABINETRY, QUARTZ COUNTERS, CERAMIC TILE BACKSPLASH, DOUBLE UNDER MOUNTED SINK, CORNER CABINETS WITH LAZY SUSAN, POT DRAWERS, STAINLESS STEEL APPLIANCES, (FRIDGE, STOVE, DISHWASHER, MICROWAVE, HOODVENT), PENINSULA WITH EAT-IN BAR, PULL OUT RE-CYCLE DRAWER
HALLWAY		HARDWOOD FLOOR, BROOM CLOSET
BEDROOM	12'1" X 9'9"	HARDWOOD FLOOR, DOUBLE CLOTHES CLOSET, OVER HEAD LIGHT
MAIN BATHROOM 5-PIECE	8'10" X 7'0"	TUB/SHOWER, CERAMIC TILED FLOOR, TILED BATH ENCLOSURE WITH NICHE FOR ACCESSORIES, SHOWER WITH RAIN SHOWER HEAD, DOUBLE VANITY WITH 2 SINKS, "YASFEL" TOILET, (SPA TOILET WITH WATER SPRAY & AIR DRY), EXHAUST FAN
BEDROOM	10'9" X 13'1"	HARDWOOD FLOOR, DOUBLE CLOTHES CLOSET, OVER HEAD LIGHT
PRIMARY BEDROOM	16'1 X 12'5"	HARDWOOD FLOOR, 2 DOUBLE CLOTHES CLOSETS, OVER HEAD LIGHT
ENSUITE BATHROOM 3-PIECE	8'10" X 5'1"	DOUBLE GLASS SHOWER WITH NICHE FOR SOAP SUPPLIES, PEDESTAL SINK, WALL MIRROR, BAR LIGHTING, LOW FLUSH TOILET
MUD ROOM	7'5" X 6'6"	CERAMIC TILE FLOOR, STACKED FULL SIZE LAUNDRY
SIDE DOOR ENTRY WITH ACCESS TO LOWER LEVEL APARTMENT		SEPARATE ENTRANCE INSIDE GATE BEHIND THE GARAGE

ROOM DIMENSIONS & DESCRIPTIONS: (ALL DIMENSIONS ARE FEET.INCHES X FEET.INCHES)

LOWER LEVEL APARTMENT

DINING ROOM	23'3" X 13'1"	CERAMIC TILE FLOOR,
KITCHEN	13'1" X 13'1"	CERAMIC TILE FLOOR, WHITE SHAKER CABINETRY, POT DRAWERS, POT LIGHTS, GRANITE COUNTERS, 1½ UNDER MOUNTED SINK, FRIDGE, STOVE, MICROWAVE, HOODVENT, PENINSULA WORK AREA
LIVING ROOM	20'0" X 13'1"	CERAMIC TILE FLOOR, "LED" POT LIGHTS
BEDROOM	12'4" X 12'5"	CERAMIC TILE FLOOR, OVER HEAD LIGHT, NO CLOSET
BATH 3PC / LAUNDRY	9'2" X 12'5"	CERAMIC TILE FLOOR, DOUBLE GLASS SHOWER WITH FULLY TILED ENCLOSURE, VANITY WITH QUARTZ COUNTER, WALL MIRROR, WALL MOUNTED LIGHTING, LIGHT IN SHOWER, DOUBLE GLASS SHOWER, SIDE BY SIDE FULL SIZED WASHER & DRYER
BEDROOM	10'11" X 12'5"	CERAMIC TILE FLOOR, OVER HEAD LIGHT, NO CLOSET
UTILITY ROOM	10'4" X 12'5"	CONCRETE FLOOR, "NAVIEN" ON DEMAND HOT WATER SYSTEM FOR HOT WATER AND FOR HEATED FLOOR SYSTEM
BEDROOM	11'8" X 12'5"	CERAMIC TILE FLOOR, NO CLOSET



BUY

UNIQUE
HOMES

SELL

Sales Representative
nancybenson
613.747.4747

nancy@nancybenson.com

direct: 613.747.4747 | office: 613.788.2556



RE/MAX

HALLMARK REALTY GROUP

Brokerage, Independently Owned and Operated

RAISING THE BAR

610 Bronson Avenue , Ottawa, ON | K1S 4E6

All the preceding information is believed to be accurate but not warranted.
Image on Front Cover Courtesy of Larco Homes, www.larcohintonburg.com