

113 Lily Pond Street



Kanata South | 5 Beds | 5 Baths

Listed for

\$1,049,900



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About the Community

- Monahan Landing is a quiet, **mature** community in Kanata South bordering the **Monahan Drain** park & greenspace area
- Shopping & dining are **well-built-out**: options include Superstore, Walmart & more
- 113 Lily Pond is located on a **quiet street** just steps away from **Meadowbreeze park** & walking trails at the Monahan Drain



Exterior Features

- 113 Lily Pond includes a **timeless all-brick exterior**: gray brick complements nicely with taupe exterior highlights & trim
- **Large windows** throughout the home enjoy south-facing exposure at the backyard
- The home is **fully landscaped** with extra interlock at the driveway and a full patio at the rear



Functional Layout

- This home has every function you need: the main level includes a **full 2-car garage**, full home office, chef's kitchen and mudroom
- The second floor has 4 beds, **3 full baths** plus a full laundry room
- The **fully-finished basement** adds extra living space with a home theatre, bar, office / 5th bdrm, full 3-pc bath, and laundry hookup



Meticulous Upgrades

- This home has been well-upgraded by its original owners, with **hardwood floors** throughout the 1st & 2nd floors
- The **chef's kitchen** includes stainless steel appliances, granite counters, valence lighting & an oversized island
- Tons of other features: luxury **primary ensuite**, potlights, light fixtures & more



Structural Upgrades

- **Artisanal all-brick exterior elevation**
- Alternate second floor layout with luxury master ensuite, **3rd bathroom**, and full laundry room
- Additional railings in lieu of halfwall at 2nd floor landing area and staircase
- **Fully-finished basement with convertible bedroom w/ murphy bed, home theatre, full 3-pc bathroom, and laundry hookup**

Kitchen Upgrades

- **Stainless steel appliance package** including 36" fridge and electric stove
- **Oversized peninsula island** that seats 4+ for tons of extra counter space
- Added pots & pans drawers in island and kitchen base cabinets
- **Extended-height upper kitchen cabinets** for tons of extra storage space
- Added under-cabinet lighting w/ valence under kitchen upper cabinets
- **Large south-facing window** overlooking the backyard for incredible sunlight & views

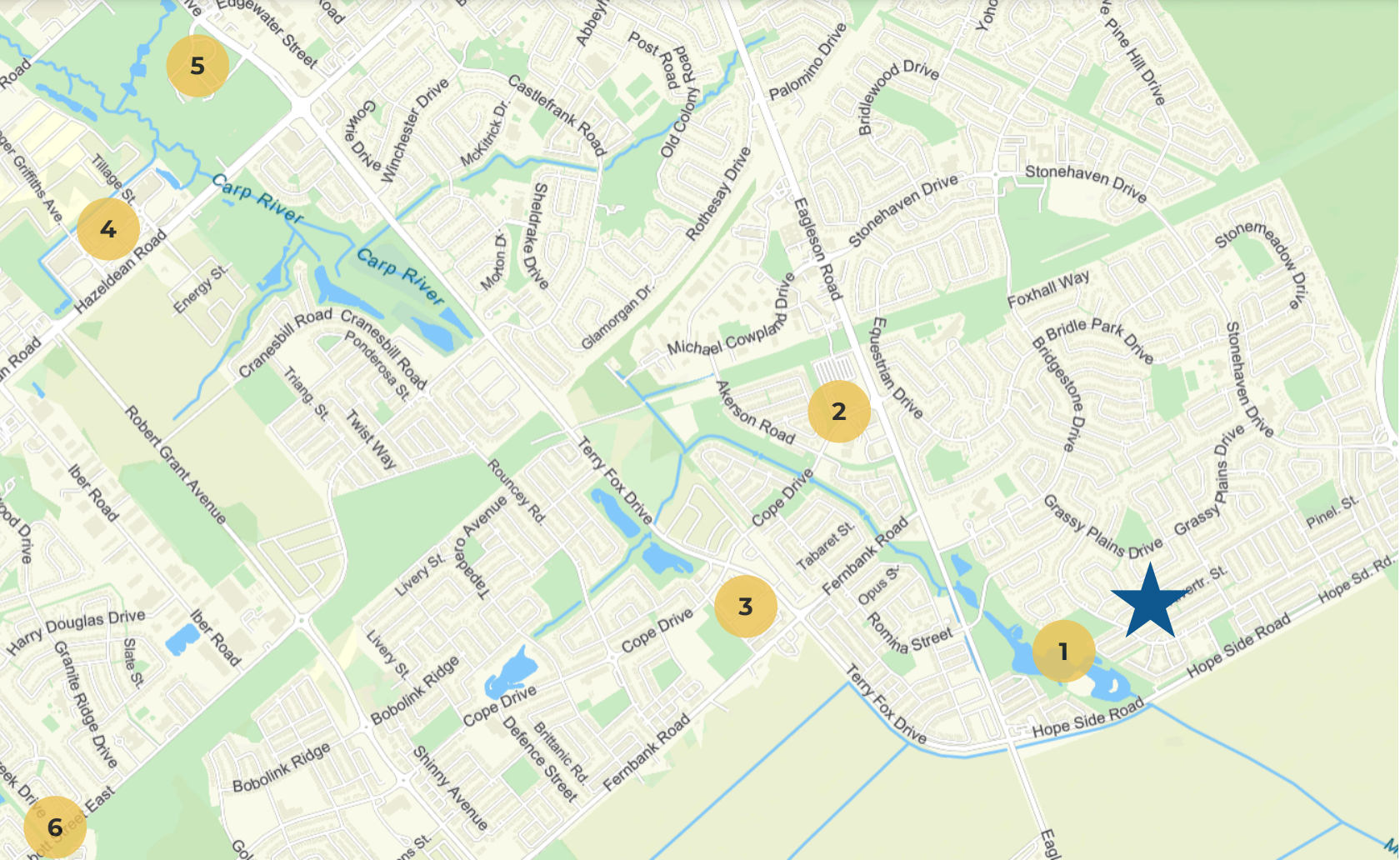
Primary Bedroom

- **Dual walk-in closets** with single/dual-tiered shelving provide tons of storage space
- **Luxury primary ensuite** includes oversized dual vanity, corner shower w/ full glass enclosure and stone sills
- **Extra features** include a convenient storage bench and full, windowed water closet
- **Corner south & east-facing windows** over the corner jacuzzi tub bring in tons of light

Finishes & Other Upgrades

- **Oak hardwood floors** through the first floor, stairs to 2nd floor, and second floor (NEW: 2025), plus hard-surface flooring in the finished basement
- **36" gas fireplace** in the living room with stone surround and traditional mantle
- **Large windows and oversized patio slider** provide views of the backyard and **face south**, providing tons of natural light
- **Upgraded 5-panel interior doors** w/ lever hardware throughout
- **Coffered ceilings** at first floor living and dining spaces
- **20+ added potlights** throughout living, dining, office, and other spaces
- **Full entertaining bar** in the basement w/ stone counters, wine fridge, and water line
- **Full landscaping throughout frontyard and finished backyard patio**





LOCAL AMENITIES & DRIVE TIMES

- 1. Meadowbreeze Park:** 1 minute walk (150m) - playground, walking trails around the Monahan Drain
- 2. Superstore Shops & Dining:** 5 minute drive (2.5km) - Superstore, Metro, Dining Options
- 3. Shopping at Fernbank:** 6 minute drive (3.1km) - Walmart, Dollarama, Pet Valu, LCBO, Bulk Barn, RBC, plenty of other dining & shopping options
- 4. Shopping at Hazeldean:** 10 minute drive (6.0 km) - even more shopping, dining, and entertainment if Fernbank and Superstore weren't enough.
- 5. Kanata Recreation Complex:** 10 minute drive (6.3 km) - skating rinks, Walter Baker Park
- 6. CardelRec Rec Centre:** 11 minute drive (6.9 km) - pool, skating rinks, fitness centre & more

LOCAL SCHOOLS

- 1. Bridlewood Elementary School:** OCDSB JK-6 English & Early French Immersion
- 2. Glen Cairn Middle School:** OCDSB Grades 7-8 English & French Immersion
- 3. A. Y. Jackson Secondary School:** OCDSB 7-12 English & French Immersion
- 4. L'é.s.p. Maurice-Lapointe:** French Board JK - 12
- 5. Kanata Montessori School:** private (Montessori) school option