

77 Defence Street



Kanata South / Stittsville
3 Beds + loft | 4 Baths
Listed for
\$899,900



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About the Community

- Fernbank Crossing, adjacent to Blackstone, is a **mature low-density community** by EQ Homes, Richcraft and Phoenix
- A short walk away from the Trans-Canada trail, shopping, and dining at Fernbank
- This home is within walking distance of **local schools**, parks, and walking trails around the Blackstone ponds



Award-winning Floorplan

- 77 Defence is a Phoenix '**Strathmore**' model with over 2,700 sq. ft. over 3 floors, including open to above spaces and a finished basement with rec room & powder
- Won the 34th annual **GOHBA Housing Design Awards** in 2017 which recognizes excellence in home design in Ottawa.
- **Functional and stylish layout:** very unique 2-story open-to-above design



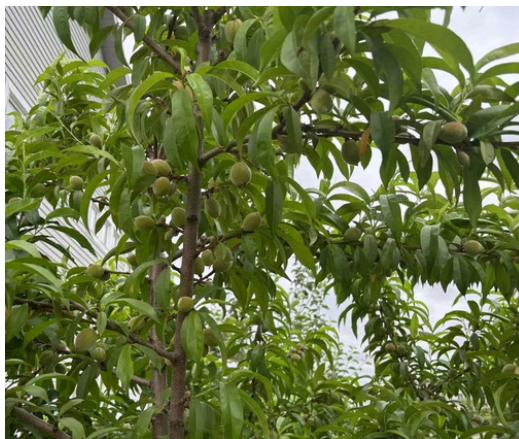
Premium Lot

- The home sits on a beautiful **south-facing corner lot** with about 43' of width, 105' of width, allowing for amazing sunlight all year round
- **Fantastic location** on Defense Street, very quiet
- Literally steps away from **Haliburton Park**



Beautiful Landscaping and Lovely Orchard

- Fully landscaped front and side yards
- Fully fenced backyard
- Homey and inviting front yard ambience
- Automated irrigation system
- A rare and mature peach tree
- Plum tree, Apple tree, and raspberry bushes



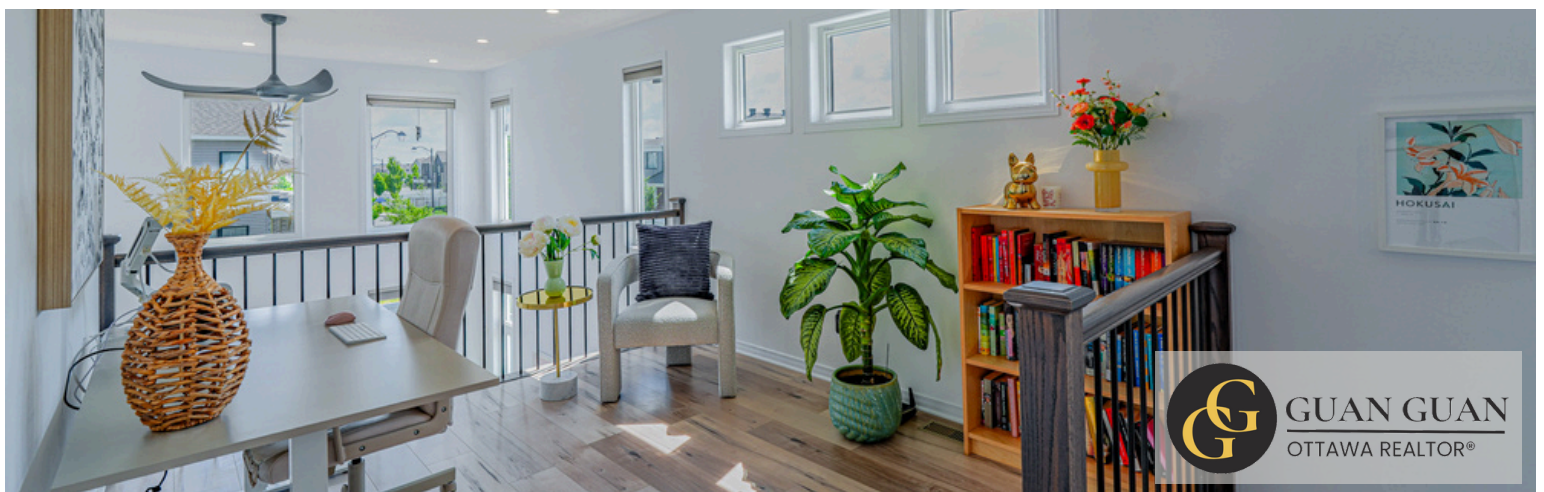
Open-Concept Spaces

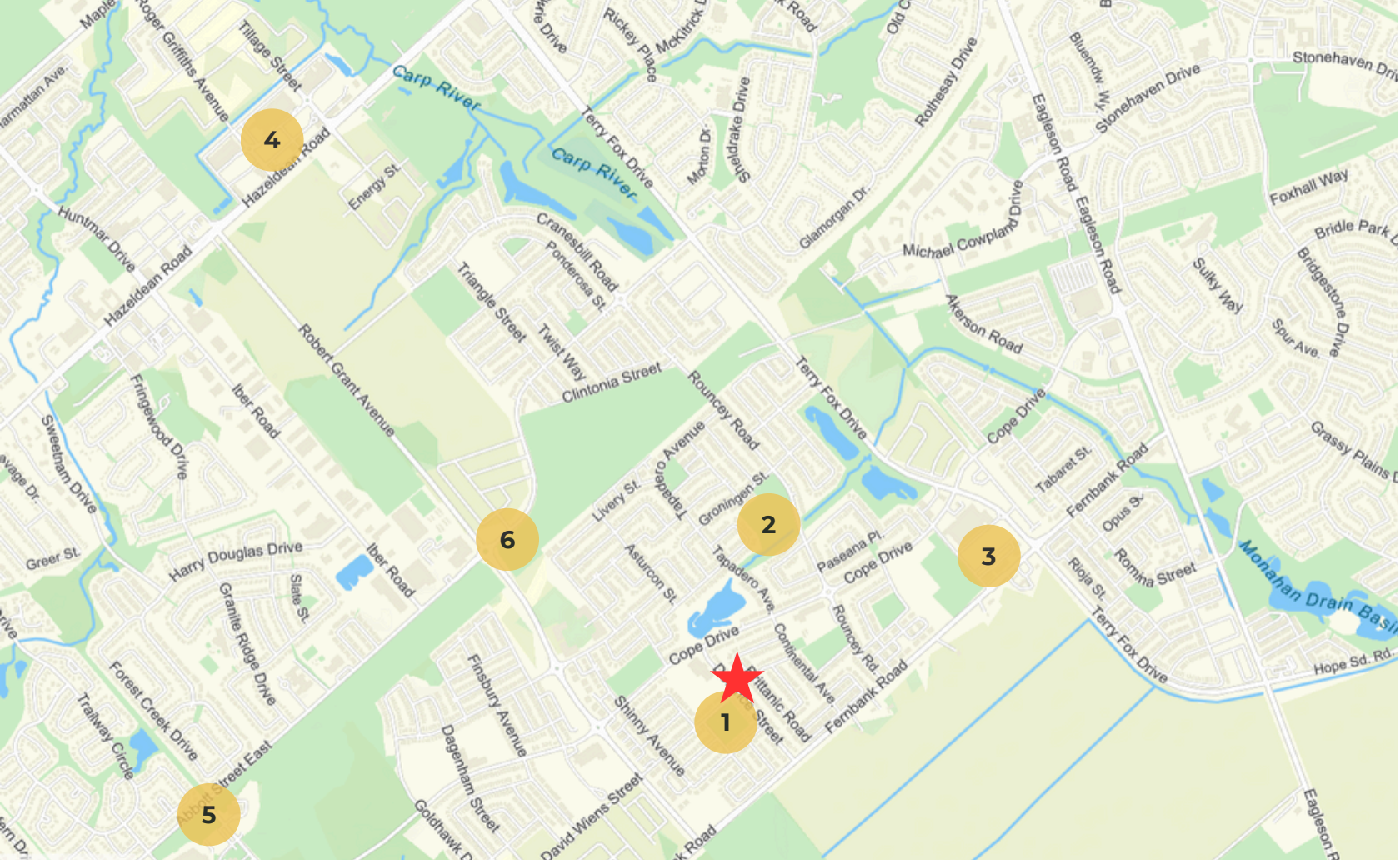
- The Strathmore model has a beautiful **open-concept living area** with open-to-above living room next to an open dining area
- **Tons of south & east-facing oversized windows** provide fantastic natural light throughout the day
- The **chef's kitchen** includes an oversized island for easy entertaining



Convenient Living

- The second floor includes **three spacious bedrooms** plus an airy loft overlooking the open-to-below living room
- The primary bedroom includes two closets and a **beautiful ensuite** w/ walk-in shower
- The laundry room is conveniently located on the second floor, along with two spacious secondary bedrooms and a bathroom





LOCAL AMENITIES & DRIVE TIMES

- 1. Haliburton Park:** 1 minute walk (100m) - playground, sports fields & other amenities
- 2. Rouncey Park:** 9 minute walk (700m) - playground, sports fields & even more amenities
- 3. Shopping at Fernbank:** 14 minute walk (1.1 km) - Walmart, Dollarama, Pet Valu, LCBO, Bulk Barn, RBC, plenty of other dining & shopping options
- 4. Shopping at Hazeldean:** 8 minute drive (5.1 km) - even more shopping, dining, and entertainment if Fernbank isn't enough.
- 5. CardelRec Rec Centre:** 4 minute drive (3.3 km) - pool, skating rinks, fitness centre & more
- 6. Trans-Canada Trail:** 30 minute walk or 10 minute bike ride (2.0 km)

LOCAL SCHOOLS

- 1. Shingwàkons Public School:** OCDSB JK-6 English & Early French Immersion
- 2. A. Lorne Cassidy Elementary School:** OCDSB Grade 4-6 Middle French Immersion
- 3. Maplewood Secondary School:** OCDSB 7-12 English & French Immersion
- 4. St. Bernadette School:** Catholic Board JK-6
- 6. All Saints Intermediate / High School:** Catholic Board 7-12

1. Structural & Exterior Features

- **Upgraded finished basement** with large windows, spacious rec room, and convenient 2-pc powder room
- **Beautiful 18' open-to-above living room**
- **9' ceilings** on the main floor
- **Stunning oversized windows** at living room and dining room complementing the soaring open-to-above living room
- **Second floor loft** overlooks the living room and adds a convenient second-floor workspace
- **Soffit pot lights**



2. Kitchen, Bathrooms, & Laundry

- **Shaker-style cabinetry** in the kitchen, extended height upper cabinets with bulkheads at the rear wall
- **Gray quartz countertops** at island and perimeter; complementing mosaic tile backsplash
- **Under-cabinet valances**, pot lights and custom over-island lighting
- **Stainless steel appliances**
- **Pullout** garbage & recycling bins
- **Floating shelves** in the kitchen
- **Big vanity with quartz counter** in the main floor powder room
- **Oversized vanity with dual sinks and quartz counters** in the ensuite bathroom
- Fully finished laundry room



3. Interior Finishes

- Upgraded **interior door style** with matte black handles
- Upgraded **swing doors**
- **Pre-wiring** for projector and sound system in the basement
- **Motorized blinds**
- Laminate flooring



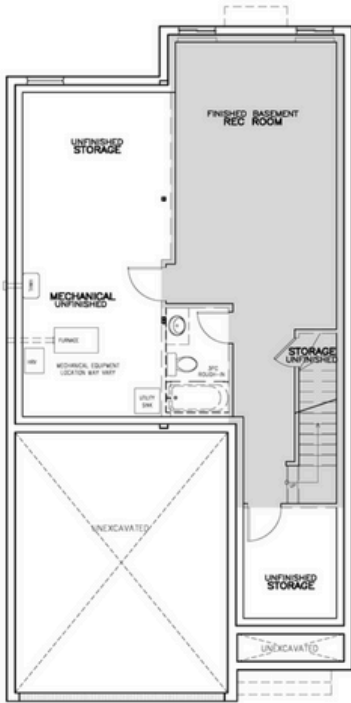
4. Home Details

- **Year Built:** 2019
- **Builder:** Phoenix Homes
- **Model:** Strathmore; 3 bed + loft option
- **Property tax:** 6182.17 / 2025
- **Rental Items:** Hot water tank
- **Monthly Rent:** \$58.99



FLOORPLAN: Phoenix 35' Strathmore

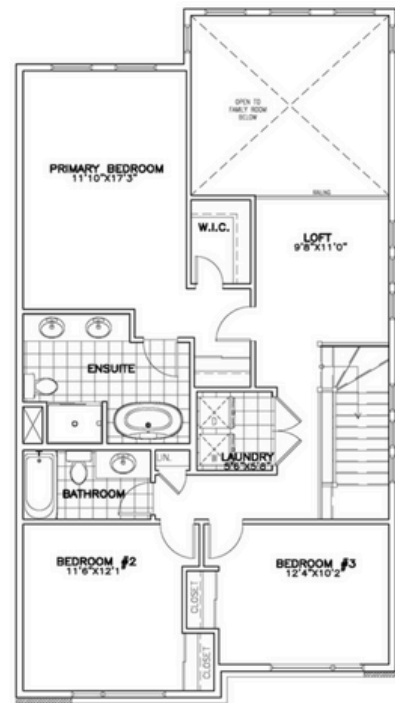
Basement



Ground Floor



Second Floor



LOT MAP

