

107 Panisset Avenue



Kanata Estates | 5 Beds | 4 Baths

Listed for

\$1,249,000



Guan Guan

Sales Representative



WEBSITE

 **YouTube**



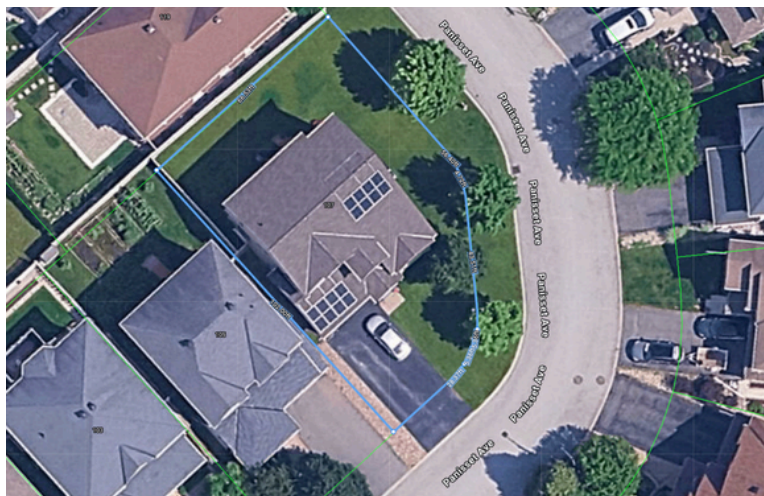
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Unique Eco-friendly Features

- A premium **off-grid solar panel system** with inverter & batteries provides power in case of grid outages
- **The ultra-filtered rainwater system** (1,000 gallons) provides fresh water to the basement bathroom and outdoor hose
- Owned **Intelli-Balance ERV system** installed in 2023



Grand Exterior Elevation

- The home features a **classic craftsman elevation** w/ prominent rooflines, decorative trusses & wide eaves
- **Beautiful stone masonry** pairs with the gables and large windows on all sides of the home
- **Grand covered entry** w/ columns flanking a full-size two car garage



Expansive Main Level

- A **grand front-facing living space** w/ 11.5' vaulted ceilings combines with 9' ceilings throughout the main floor
- **Huge picture windows**, facing SE (corner / side yard) and SW (front yard) bathe the home with natural light at all times of day
- **Beautiful dark HW floors** complement the home's stylish interior design style



Modern Chef's Kitchen

- Rich **espresso-toned wood cabinetry** pairs w/ elegant veined quartz countertops and tiled backsplash
- **A spacious centre island** provides tons of prep space and sits opposite of the windowed backyard-facing sink
- **Dedicated servery & pantry** conveniently connect the kitchen to the dining room



Spacious Second Level

- **The ultra-grand primary retreat** includes a private sitting area, two large windows and a large walk-in closet
- **The oversized 5-pc ensuite** includes a roman tub, double sinks, new quartz counters & modern lighting
- **Three additional large bedrooms** can each accommodate a king-sized bed



Fully-finished Lower Level

- The fully-finished basement includes a **large recreation room** and a private fifth bedroom.
- **The full bathroom** includes a glass door shower while the basement also includes a vented **wood pellet stove**.
- **Large storage spaces** with integrated shelving for convenient functionality.



Updates

- New **quartz counters** in the kitchen and primary ensuite (2025)
- New **roof** with 50-year warranty (2021)
- New **carpet** and 6" **spray foam insulation** in the primary bedroom (2021)
- Premium **irrigation system** throughout the entire yard (2020)
- Upgraded BBQ **deck** with decorative railings

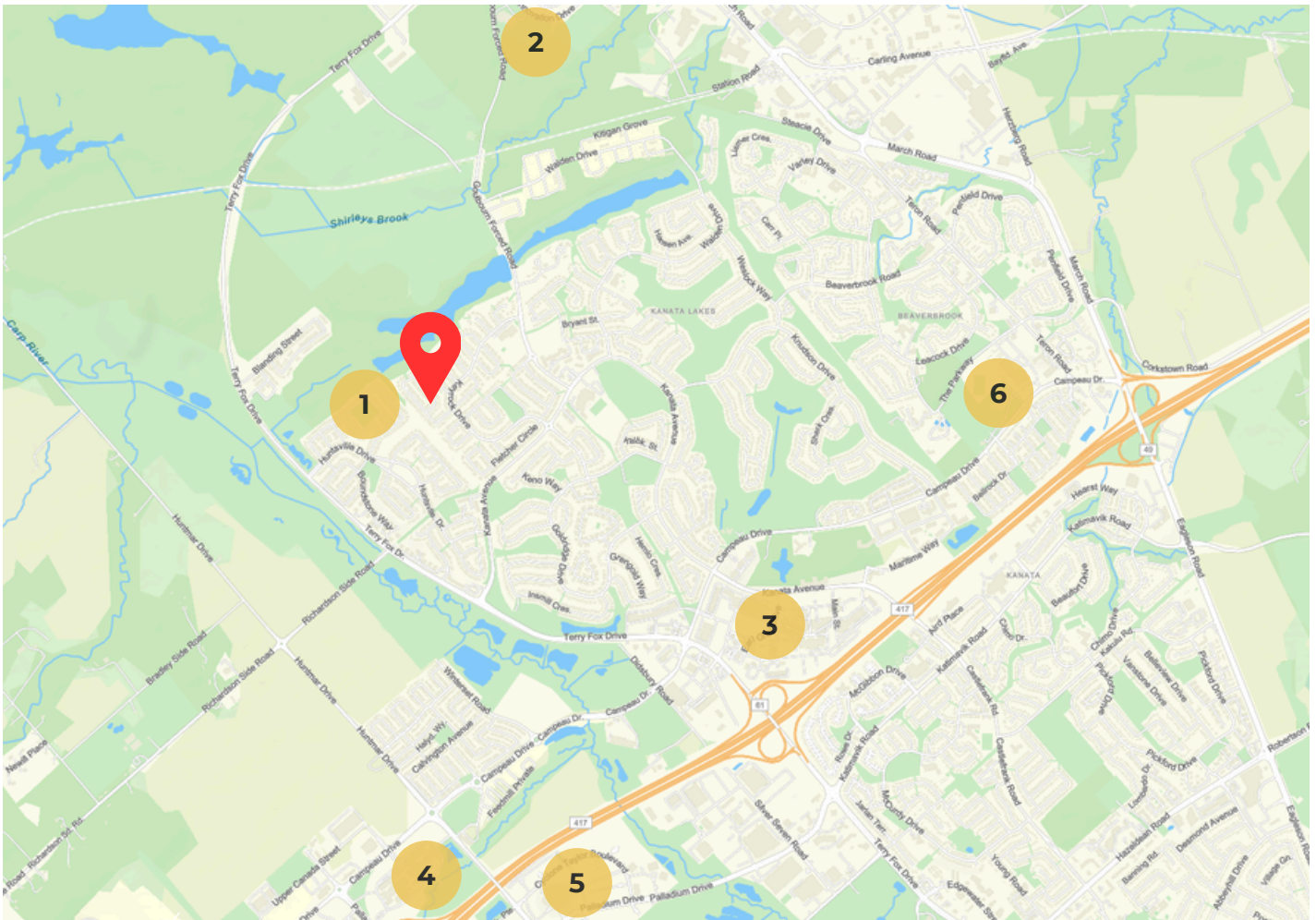
Technology and Mechanical

- **Off-grid solar system:** Eight 450-watt solar panels mounted on the roof & Bluetti AC300 system (inverter + three batteries) that handles up to 3000 watts of constant load—keeps always-on essentials like furnace, fridge, freezer, hot water heater, and select outlets powered. Perfect for power outages
- **Independent Rainwater System:** 2 500-gallon tanks feed the basement bathroom via pump and five-stage filtration
- Ethernet hard wiring installed throughout
- Central vacuum system
- **Hot water heater owned** — no rental contract (2021)
- Gas fireplace **serviced** in 2022
- A/C, furnace, and gas fireplace professionally **serviced** (2022)
- **ERV Intelli-Balance™ 200** Energy Recovery Ventilator (2023)
- Humidifier furnace upgrade

Home Details

- **Year Built:** 2012
- **Builder:** Richcraft Homes
- **Model:** Craftsman
- **Square Footage:** 2,670 sq. ft. above grade
- **Lookout Basement:** Fully finished with a recreation room, a 3-piece full bath, and a bedroom. Big egress windows.
- **Property tax:** 6,973.17 (2025)
- **Rental Items:** NONE





LOCAL AMENITIES & DRIVE TIMES

- 1. Devonian Park:** 9 minute walk (650m) - playground, sports field & other amenities
- 2. Richcraft Recreation Complex:** 6 minute drive (3.1km) - 25m pool, gym, fitness centre & more
- 3. Kanata Centrum Shopping Complex:** 5 minute drive (2.5 km) - dozens of shopping, retail, dining and other options, including a Cineplex Cinemas and the Terry Fox Park & Ride
- 4. Tanger Outlets Ottawa:** 7 minute drive (5.1 km) - more shopping options for if the Kanata Centrum shopping strip isn't enough.
- 5. Canadian Tire Centre:** 8 minute drive (5.7 km) - Home Arena of the Ottawa Senators
- 6. Beaverbrook Library:** 8 minute drive (4.7 km) - Ottawa Public Library, hockey rinks, and a large outdoor park connected to Earl of March Secondary School

LOCAL SCHOOLS

- 1. Stephen Leacock Public School:** OCDSB JK - 6 Early French Immersion
- 2. W. Erskine Johnston Public School:** OCDSB JK-6 English and Middle French Immersion
- 3. Earl of March Secondary School:** OCDSB Grades 7-12 English & Immersion
- 4. St. Gabriel School:** OCSB (Catholic Board) JK-6 English / Immersion
- 5. All Saints Catholic High School:** OCSB Grades 7-12 English & Immersion

FLOORPLAN: RICHCRAFT 50' 'CRAFTSMAN'

CRAFTSMAN 2645 SQ.FT (Elevation A) 50FT



LOT MAP

