

131 Kinghaven Crescent



Kanata South | 4 Beds | 4 Baths
Listed for

\$995,000



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WEBSITE

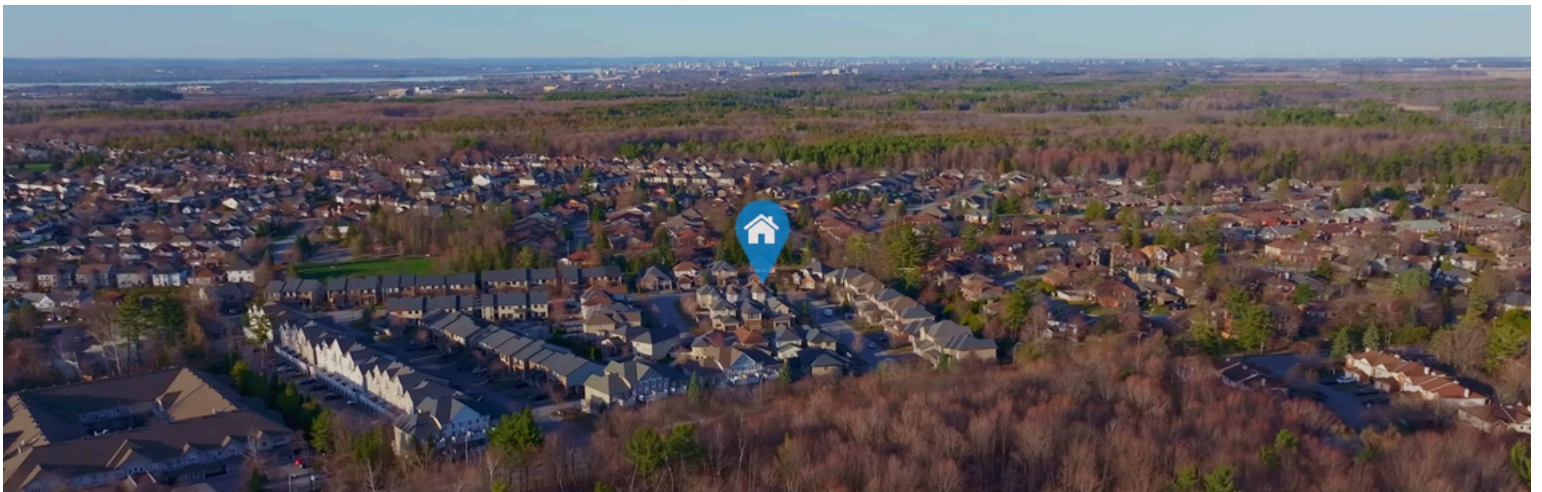


YouTube



A Lovely Home and Location

- One of the most desirable communities in Kanata South, filled with **quality singles built by Urbandale** and others
- Naturally beautiful, surrounded by mature trees and winding streets **close to the NCC Greenbelt**
- **Quiet Corner lot** wrapped in mature trees with stone interlock, an octagon gazebo, fire table, and 90-jet hot tub



Pride of Ownership

- One of the best maintained homes you will find — **beautiful, artistic, and truly move-in ready**
- Every accent wall, accent lighting, and finish reflects a **clear eye for design and attention to detail**
- Thoughtfully designed basement layout and **meticulously maintained backyard**



Modern Main Floor Living

- Living room, family room, dining room, and breakfast area anchored by a **three-sided gas fireplace**
- **Renovated kitchen** with shaker cabinetry, quartz countertops, mosaic backsplash, and pull-out pantry
- Accent walls, lighting fixtures, valence lighting, and **designer choices throughout**



Open and Airy Upper Level

- **Bright, open, and airy hallway** thanks to double doors and oversized windows in the front and rear-facing bedrooms
- Primary suite with bay windows, and 3 additional **spacious bedrooms**, each with their own **closet system** and **lovely views**
- **Laundry** located on the upper level



Energy & Structural Features

- Built to R-2000 standard
- Solar ready rough-in installed and radon gas rough-in installed
- Whole perimeter security system
- Doorbell camera and garage door opener with camera and Wi-Fi remote included
- Air conditioner from Midea (2025 installation with warranty until 2035)

Recent Upgrades (2026)

- Whole house professionally repainted
- New carpet with upgraded underpad
- Kitchen renovations: soft close cabinets, pull out organizers, pantry with pull-out shelves, quartz countertop, mosaic backsplash
- Master bathroom ensuite upgrades: new 48" vanity, countertop, elegant faucet
- No history of waterleaks or insurance claims

Interior Features

- Hardwood flooring: 3-1/4" Lauzon Red Oak - Pacific Taupe, semi-gloss
- Finished basement (2024) with **builder installed electrical rough-in** (ESA certificate not needed)
- Basement games room is **sound proofed**
- Main floor has custom feature walls
- **Accent lighting** throughout and all lights and potlights upgraded to LED
- Custom IKEA PAX closet solutions
- **Bosch** dishwasher and 36" Samsung fridge with water line, exterior water & ice
- Frigidaire induction range, panasonic microwave, 10 liter filtered water system under the sink

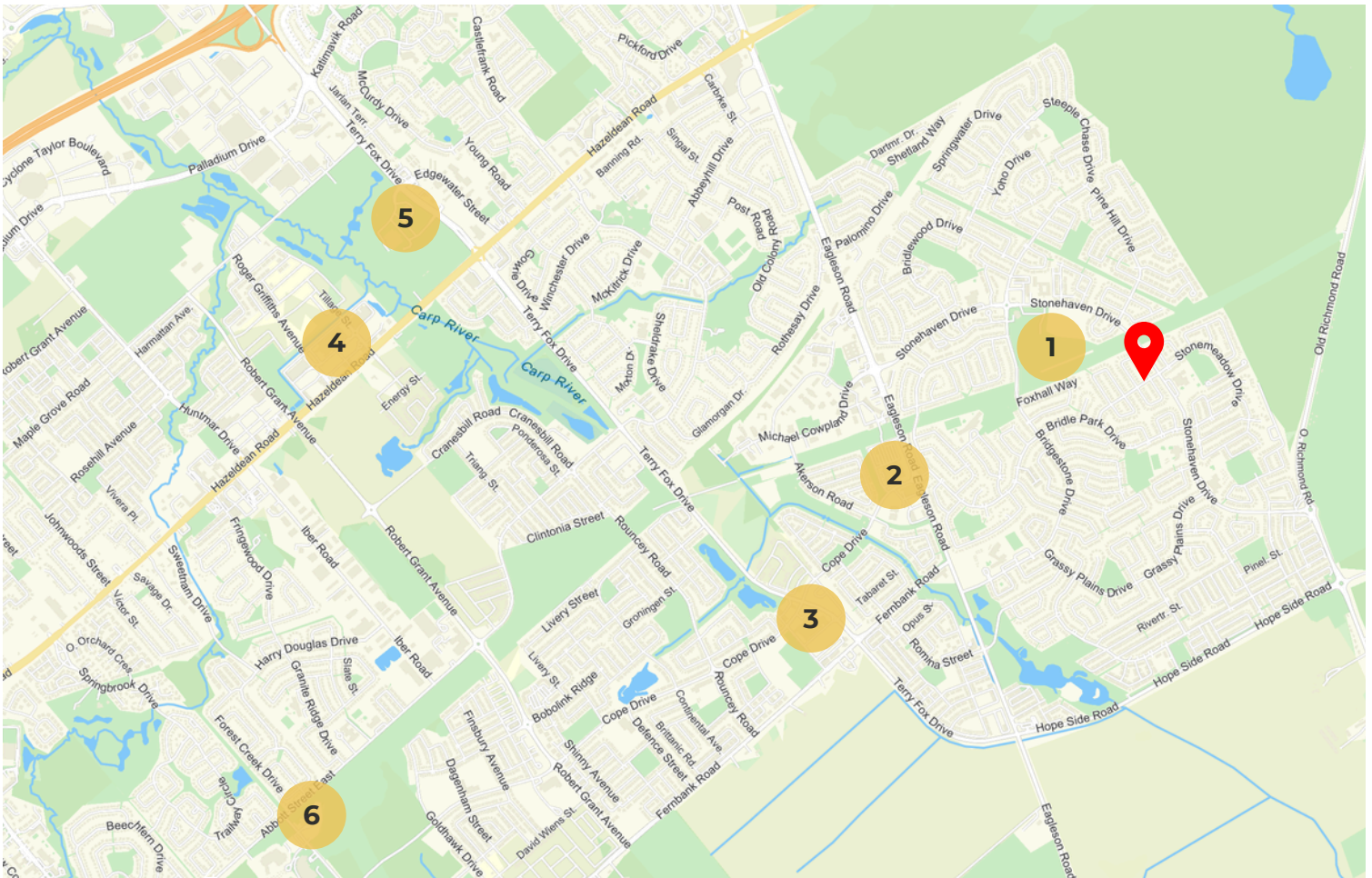
Backyard and Exterior

- Stone interlock with octagon metal gazebo and 10ft by 12ft storage shed
- Trampoline (8ft by 11ft)
- Evolution Spas 90 jet hot tub for 5 people

Home Information

- **Year Built:** 2011
- **Builder:** Urbandale, Mendocino model
- **Size:** 2189 sqft + 505 sqft finished basement
- **Property tax / 2025:** \$5,620.13
- **Gas water tank rented:** \$49.93/month





LOCAL AMENITIES & DRIVE TIMES

- 1. Deevy Pines Park:** 7 minute walk (550 m) - playground, sports fields, walking trails, and dog friendly
- 2. Superstore Shops & Dining:** 6 minute drive (2.0 km) - Superstore, Metro, Dining Options
- 3. Shopping at Fernbank:** 8 minute drive (3.3 km) - Walmart, Dollarama, Pet Valu, LCBO, Bulk Barn, RBC, plenty of other dining & shopping options
- 4. Shopping at Hazeldean:** 12 minute drive (6.1 km) - even more shopping, dining, and entertainment if Fernbank and Superstore weren't enough.
- 5. Tony Graham Recreation Complex:** 11 minute drive (5.8 km) - skating rinks, Walter Baker Park
- 6. CARDELREC Rec Centre:** 12 minute drive (7.3 km) - pool, skating rinks, fitness centre & more

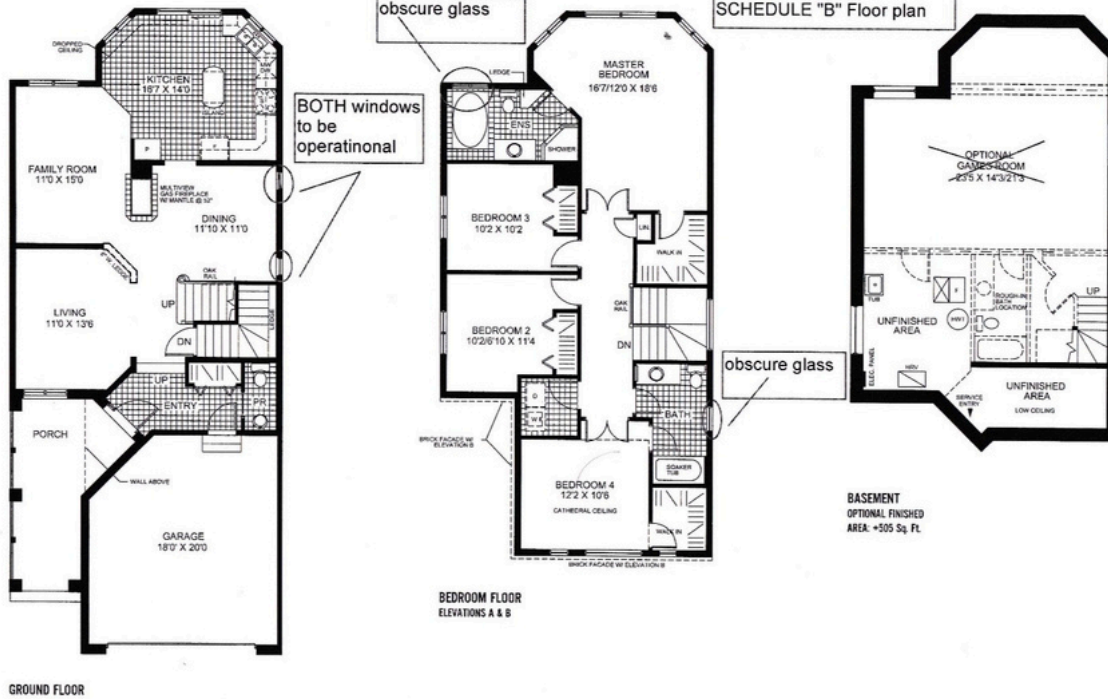
LOCAL SCHOOLS

- 1. Roch Carrier 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. St. James School:** OCSB (Catholic Board) JK-6 English & French Immersion
- 5. Holy Trinity High School:** OCSB 7-12 English & French Immersion
- 5. Kanata Montessori School:** private (Montessori) school option

FLOORPLAN

THE MENDOCINO '08 - 2,172 / 2,186 Sq. Ft.

BRIDLEWOOD SINGLES
LOT#40 PHASE#25
SCHEDULE "B" Floor plan



Homes may be left or right versions. All dimensions are approximate. Actual usable floor space may vary from stated floor area. Structural/mechanical requirements may result in dimensional revisions. Plans and specifications are subject to change without notice. Exterior elevations are determined by the vendor's architect and may vary. R-2000 is the official trademark of Natural Resources Canada. Used with permission.

LOT MAP

