

519 Paine Avenue



Arcadia | 3 Beds | 4 Baths

Listed for

\$869,900



Guan Guan

Sales Representative



✉ guan@guanguanrealty.com

🌐 guanguanrealty.com

☎ +1 613-618-6437

WEBSITE



YouTube



Location & Schools

- **Walkable** to Tanger Outlets; 2 min to CTC; 3 min to Kanata Centrum
- **Minto-built community** since 2013: Newly builds; mature community
- **Top Schools:** Kanata Highlands PS; W. Erskine Johnston ES, and **Earl of March**



Unique Floorplan

- **2,300+ sq.ft above grade** plus a fully finished basement
- Living room above the garage with **soaring 12' ceilings**
- Upper family room adds flexible living space



Main Floor Features

- **Floor-to-ceiling** stone gas fireplace in the family room
- Kitchen with granite counters, tile backsplash, and patio doors to the backyard
- Formal dining room with a **large side window**



Bedrooms & Bathrooms

- Primary suite with a large walk-in closet, and a 5-pc ensuite with double sinks and soaking tub
- Two additional **well-sized bedrooms** and a 4-pc main bath
- **Laundry** conveniently **on the upper level**



Unique features

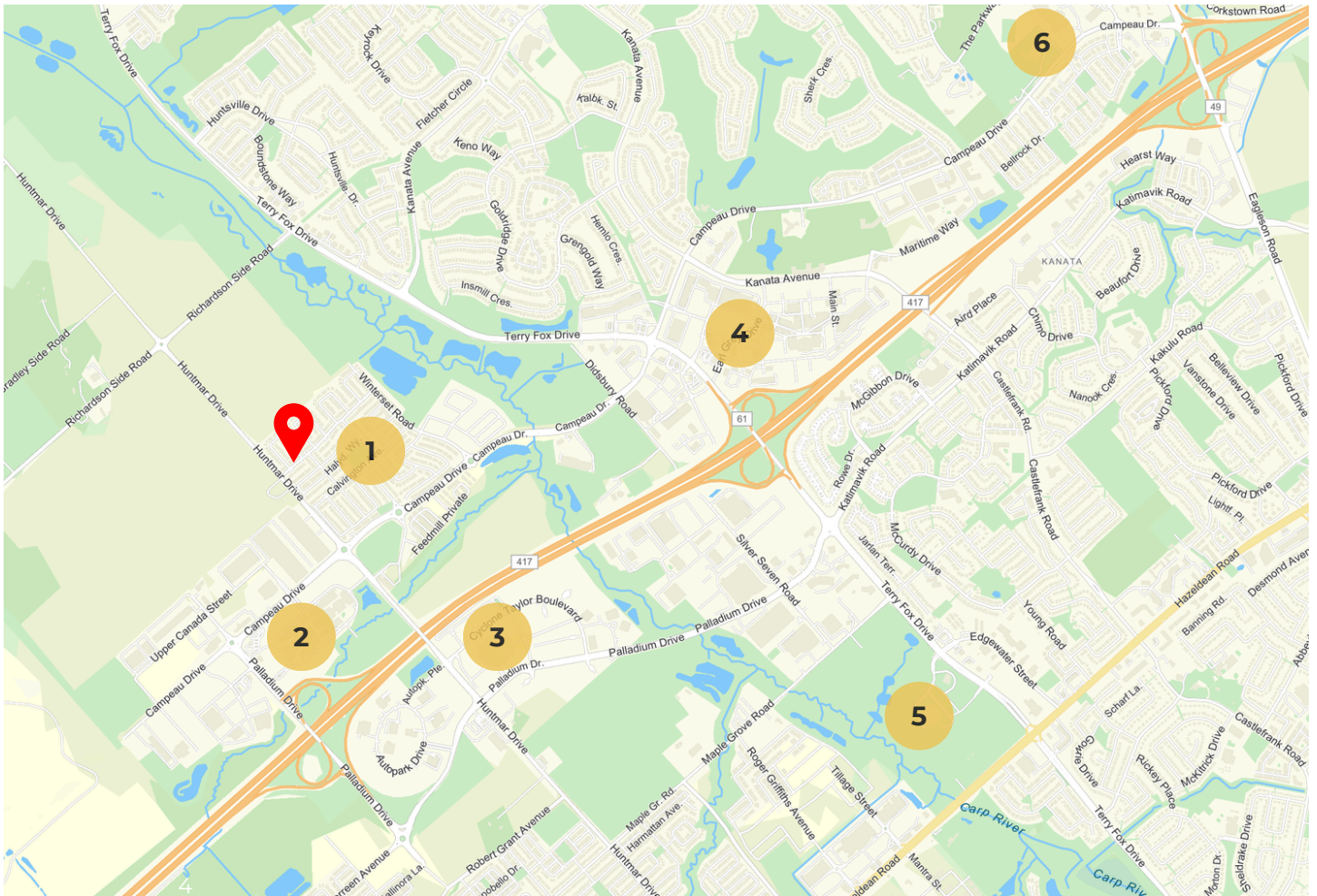
- No direct-facing rear neighbour
- Living room with 12' high ceilings
- Floor-to-ceiling stone gas fireplace
- Granite countertops in kitchen
- Tile backsplash in kitchen
- Undermount sink with gold-toned faucet
- Quartz counters in primary ensuite
- Soaking tub in primary ensuite
- Double sinks in primary ensuite
- Sliding patio doors to backyard
- Fully finished basement
- Patio (2022)
- New Bosch Dishwasher (2024)
- Quartz counters in bathrooms (2025)
- New painting (2026)

Home Information

- **Year Built:** 2015
- **Builder:** Minto Homes
- **Model:** 36' Granby
- **Size:** 2,339 (MPAC)
- **Basement:** Finished with 2-piece bath
- **Bedrooms:** 3
- **Baths:** 2 full + 2 half baths
- **Property tax / 2025:** \$5,972.85
- **Hot Water Heater** rental:
\$59,82/moth (HST included) | Enercare

Site Map





LOCAL AMENITIES & DRIVE TIMES

- 1. Arcadia Park:** 5 minute walk (350 m) - playground, sports fields, and seasonal outdoor rink
- 2. Tanger Outlets:** 2 minute drive (1.0 km) - outlet plaza with lots of convenient shopping, and dining
- 3. Canadian Tire Centre:** 2 minute drive (1.5 km) - Home of the Ottawa Senators
- 4. Kanata Centrum Shopping Centre:** 4 minute drive (2.4 km) - dozens of shopping, retail, dining and other options, including a Cineplex Cinemas and the Terry Fox Park & Ride
- 5. Tony Graham Recreation Complex:** 8 minute drive (4.6 km) - skating rinks, Walter Baker Park
- 6. Beaverbrook Library:** 8 minute drive (5.1 km) - Ottawa Public Library, hockey rinks, and a large outdoor park connected to Earl of March Secondary School

LOCAL SCHOOLS

- 1. Roland Michener Public School:** OCDSB JK-6 English with Core French
- 2. Kanata Highlands Public School:** OCDSB JK-6 Early French Immersion
- 3. W. Erskine Johnson Public School:** OCDSB 4-6 Middle French Immersion
- 4. Earl of March Intermediate/Secondary School:** OCDSB Grades 7-12 English & French Immersion
- 4. Georges Vanier Catholic School:** OCSB (Catholic board) JK-6 English & French Immersion
- 5. All Saints High School:** OCSB 7-12 English & French Immersion

FLOORPLAN

