



CHRISTINE HAUSCHILD

REAL ESTATE TEAM



434 Galatina Way

Morgan's Grant

Spectacular Semi Detached in Morgan's Grant! Popular Minto Manhattan design beautifully set on large pie-shaped lot, steps away from South March Highland Trails. No Rear Neighbours! Well maintained 3 bed, 3 bath home features newer hardwood floors, sunny living spaces, & is equally perfect for a young family or those looking to downsize.

From the moment you enter you will notice the lovely features including easy access to the garage & powder room & up the wood steps to elegant hardwood & the open concept Dining/Living/Kitchen. Perfect for entertaining! The stylish kitchen with stainless steel appliances overlooks the gorgeous back yard.

Curved staircase with large windows leads to 2nd level, where the primary bedroom with walk-in closet & 4 piece ensuite, 2 large bedrooms, & main bath. Lower level nicely finished family room with gas fireplace, laundry+utility room, and storage space with rough-in for future 3 piece bath. Large backyard offers lots of space for children to play, and for entertaining friends and family.



3 Bedrooms



3 Bathrooms



2 Storeys + Finished Lower Level



1 Car Garage

E. & O.E. The information in this document is believed to be accurate, but is not warranted.



Contact me for more information:
Christine Hauschild, Realtor®
Christine@christinehauschild.com
613-799-5570
www.christinehauschild.com



Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, microwave, light fixtures, drapery tracks & rods, window blinds, drapes, garage door opener with 2 remotes. central vac rough-in only, hot water tank.

Exclusions

NIL

Property Tax

~\$3910/2022 as per homeowner

Year Built

~2010

Rental Items

NIL

Updates

2022: AC, dishwasher, stove

2019: Hardwood floor on main level

2010 & 2012: Fencing

2011: Front patio area & backyard with pergola

Hydro

~\$55/month

Water/Sewer

~\$89/month

Gas

~\$56/month

Closing Date

End of March or Earlier

Backyard Water Features

Two shallow ponds with water plants for natural filtration and to avoid algae bloom. No accessories or pumps needed for maintenance.

Main Level

Foyer: 7'03" x 5'07"

Powder Room: 6'08" x 2'11"

Living Room: 13'02" x 12'01"

Dining Room: 10'01" x 9'05"

Kitchen: 10'01" x 10'01"

Eating Area: 10' x 8'

2nd Level

Primary Bedroom: 15'08" x 13'02"

Walk-in Closet: 6' x 5'10"

4 Piece Ensuite: 11'05" x 5'

Bedroom: 11'06" x 9'08"

Bedroom: 12' x 9'04"

Main Bathroom: 8'08" x 4'11"

Lower Level

Laundry & Utility Room: 17'08 x 6'05"

Family Room: 22'04" x 11'07"

Storage: 12'03" x 7'09"

Garage: 19'09"D x 9'11"W

Deck: 6'04" x 4"



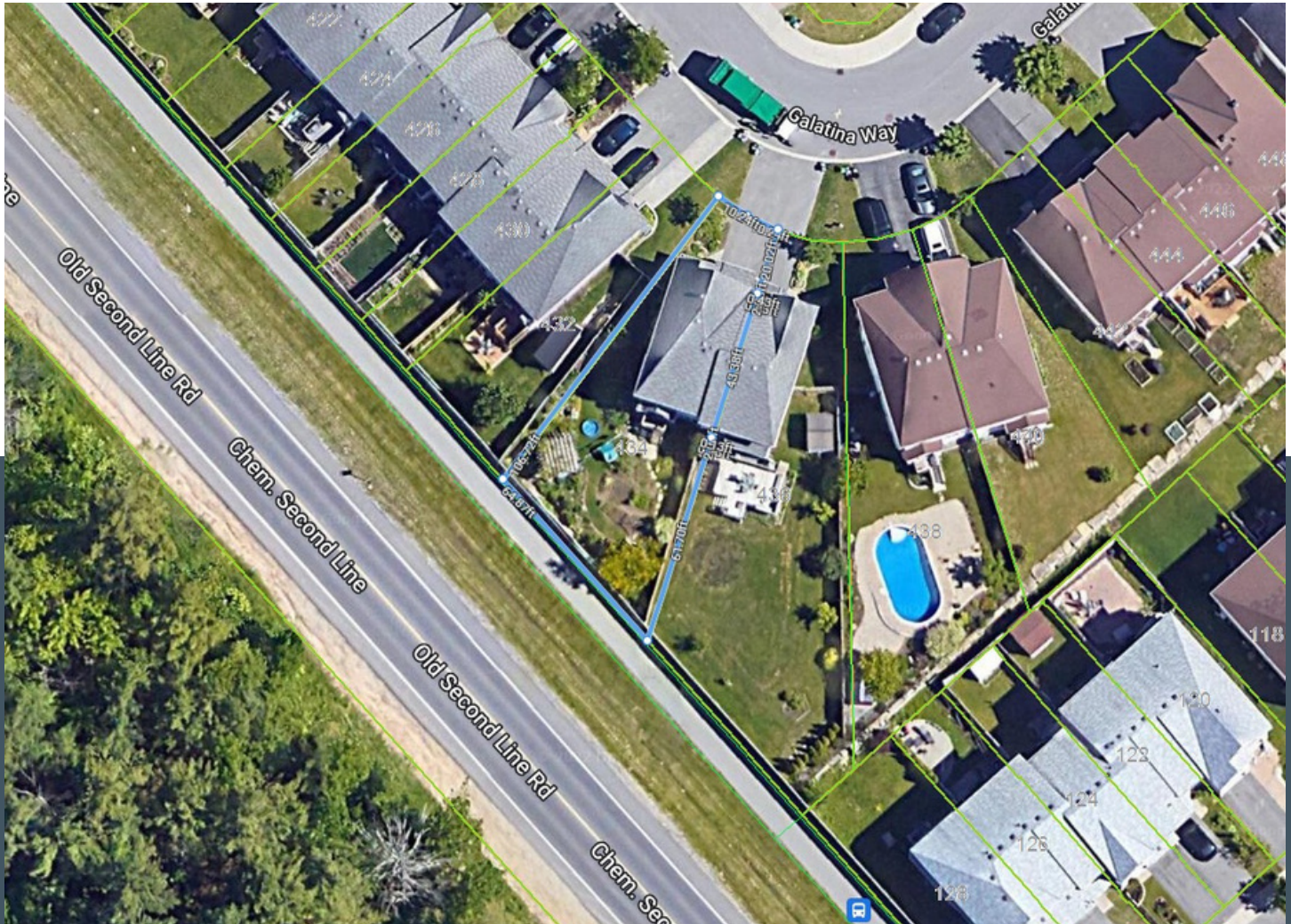
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Lot Measurements as per GeoWarehouse



10.24 ft x 10.24 ft x 106.72 ft x 64.87 ft x 61.70 ft x 0.13 ft x 2.06 ft x 0.13 ft x 43.38 ft x 0.43 ft
x 2.03 ft x 0.43 ft x 20.02 ft

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What's Nearby

Richcraft Recreation Complex | 4101 Innovation Drive
South March Highlands Trail | Klondike Road
Forestbrook Park | 201 Forestbrook Street
Starbucks | 5055 Innovation Drive
St. Louis Bar & Grill | 5035 Innovation Drive
3 Brothers Shawarma & Poutine | 5055 Innovation Drive
Shirin Market | 700 March Road
Sobeys March Road | 840 March Road
Metro | 4048 Carling Avenue
Loblaws | 200 Earl Grey Drive



Schools in the Area

Earl of March Intermediate School | 4 The Parkway | 613-592-3361
Jack Donohue Public School | 101 Penrith Street | 613-21-9776
Kanata Highlands Public School | 425 Terry Fox Drive | 613-591-6098
Roland Michener Public School | 100 Penfield Drive | 613-592-2126
W. Erskine Johnston Public School | 50 Varley Drive | 613-592-4492
West Carleton Secondary School | 3088 Dunrobin Road | 613-832-2773

St. Isabel Catholic School | 785 Goulbourn Forced Road | 613-271-9542
All Saints Intermediate School | 5115 Kanata Avenue | 613-271-4254
All Saints High School | 5115 Kanata Avenue | 613-271-4254

Elementary School Catholic Saint-Rémi | 100 Walden Drive | 613-741-2360
Georges Vanier Catholic School | 40 Varley Drive | 613-592-4371

E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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