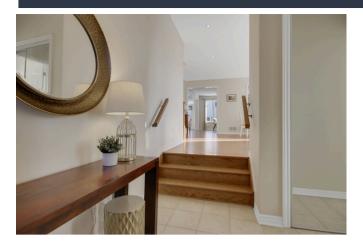
Welcome to 628 Silver Spruce Way













www.LisaFitzpatrick.ca 613.324.5472

628 SIlver Spruce Way Kanata, ON





Lisa Fitzpatrick Real Estate

This spacious and well-designed home offers a main floor that boasts 9-foot ceilings, a bright living/dining room, a cozy family room with natural gas fireplace. The chef's kitchen is a highlight, complete with stainless steel appliances, island with breakfast bar, a walk-in pantry, and ample quartz counter space. Den, powder room and laundry add functionality to the main level.

Second level offers 4 bedrooms plus a loft, perfect for a home office or additional living space. The primary bedroom features two walk-in closets and a private 5-piece ensuite.

The fully finished walkout lower level includes a full bathroom, providing great potential for a guest suite or recreation area. The backyard is designed for low maintenance, featuring artificial turf and full fencing. A perfect blend of comfort and style in a family-friendly setting!

Tenant pay utilities: heat hydro, water, phone, cable

Tenant to provide rental application, ID, Letter of employment, paystubs, credit report

Heat/Cooling: Forced Air Natural Gas Central AC

Bedrooms: 4 Bathrooms: 4 Main Floor Den Second Level Loft Walkout Basement Inclusions: Refrigerators, stove, hood

fan, washer, dishwasher, drapery

hardware

Exclusions: Personal belonging, drapery

Rentals: Hot water heater

Lot Size: 32.32 x 82.83 x 101.68 x 125.55 feet