





*For Rent*

# 99 Macassa Circle

 **Kanata Lakes**

 **2+1**

 **3**

 **25ft x 114ft**

 **3**

Unbeatable location! Townhome with welcoming foyer which separates the main home & lower level that feels like a separate apartment – ideal for multigenerational families or teens. Grand main level featuring 12' ceilings, open concept layout & tons of natural light. Classic white kitchen boasts ample space for storage, endless cabinetry + centre island with breakfast bar overlooking living & dining areas anchored by cozy gas fireplace. A half level up awaits 2 generous bedrooms with lovely wood-like flooring, including primary bedroom with double closets & cheater ensuite bathroom. Large windows keep the lower level bright & comfortable while hosting all the necessities including spacious living area, kitchenette, full bathroom & 3rd bedroom. Great sized yard is fully fenced with walk out deck & stone patio with gazebo. On-site laundry included + parking for 3, including attached garage. Tucked in a quiet neighbourhood, less than 5-minute walk to groceries, shopping, restaurants, entertainment & more! Nearby to walking trails, parks, great school + easy access to transit & 417.



### **Tenant is Responsible for Maintenance of:**

- Keeping interior of home clean & in tidy state
- Removing garbage & recycling from home
- Exterior lawn care
- Changing furnace filters seasonally
- Changing light bulbs
- Properly turning on and turning off central air conditioning unit (refer to instructions)
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof

### **Inclusions**

- Kitchen appliances: refrigerator, stove, dishwasher, microwave/hoodfan
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, hot water heater, humidifier

### **Utility Costs - paid by tenant**

- Electricity fee
- Natural gas fee
- Water/Sewer fee
- Internet/cable fee

Monthly rent to be paid to Landlord the 1st of each month prior to 5 p.m.



**Are you ready  
to make this  
house a *home*?**

**Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

Royal LePage • Manotick  
613 • 692 • 3567  
1096 Bridge Street  
Manotick, ON, K4M 1J2



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