



# 807 Miikana Road

WALKTHROUGH



cell 613.863.3222  
bus 613.725.1171

fax 613.725.3323  
toll 800.307.1545

ryanbenjamin.ca  
ryan@ryanbenjamin.ca

# Property Overview

This stunning 3-bed, 2.5-bath end unit townhome nestled in Findlay Creek has numerous upgrades throughout. The home features a bright open concept main level with hardwood flooring.

The spacious living and dining area has access to the rear fenced yard, perfect for outdoor entertaining. The kitchen is equipped with quartz countertops, an upgraded sink, soft-close drawers, stainless steel appliances, and a central island for additional prep space. Additionally, upgraded LED pot lights above the kitchen sink with an independent switch add both functionality and ambiance to the space. A mudroom and powder room round out the main level.

Upstairs, retreat to a generously sized primary bedroom complete with a large walk-in closet and ensuite bathroom. Two additional bedrooms, a full bath, and a convenient laundry room complete the second level.

Downstairs, the fully finished basement offers a cozy family room with a gas fireplace, oversized extra deep windows, a rough-in for a partial bathroom, ample storage space, and a rough-in for a wall-mounted TV with a recessed plug, allowing for seamless entertainment setup. Conveniently located close to schools, parks, shopping, and recreation - including golf courses!



807 Miikana Road



## Dimensions

### MAIN LEVEL:

Powder Room	3'5" x 6'11"
Mud Room	8'11" x 7'8"
Dining Room	10'5" x 8'0"
Living Room	18'6" x 13'8"
Kitchen	8'1" x 11'2"

### LOWER LEVEL:

Family Room	12'0" x 20'8"
-------------	---------------

### SECOND LEVEL:

Primary Bedroom	13'0" x 16'0"
Ensuite Bathroom	11'2" x 6'10"
Bedroom	9'0" x 11'0"
Bedroom	9'9" x 13'5"
Full Bathroom	8'6" x 8'10"
Laundry Room	

### APPROX. UTILITY COSTS:

Hydro	\$93.18/month
Enbridge	\$84.38/month

 3 Bedrooms

 2.5 Bathrooms



Taxes \$4409  
(estimated)

Room measurements are approximate and to be verified by Buyer.



807 Miikana Road



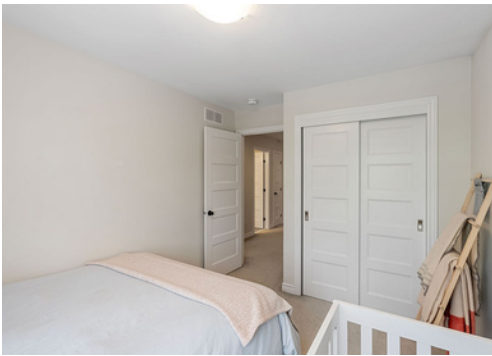


807 Miikana Road



807 Miikana Road





807 Miikana Road





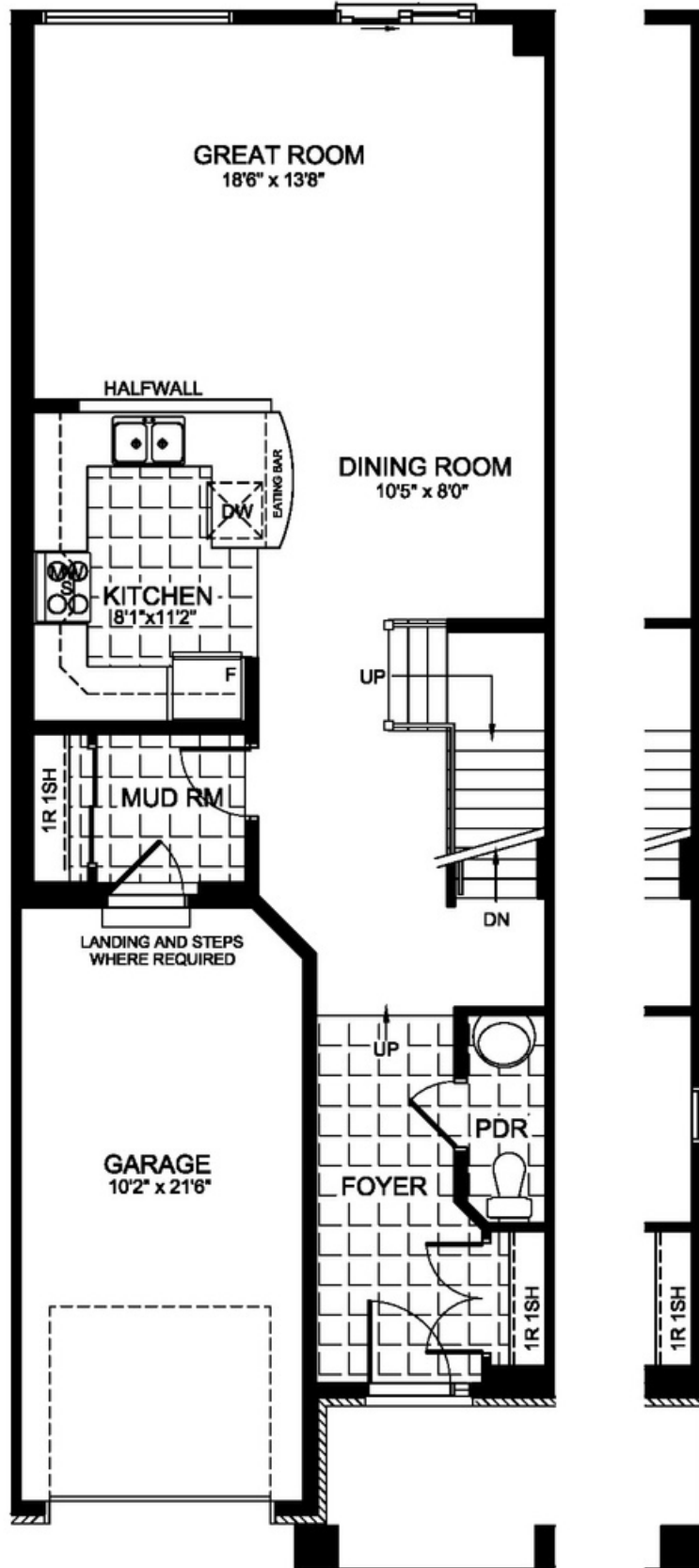
807 Miikana Road

# DIAMOND

2171 SQ. FT.

GROUND FLOOR PLAN

Square footage includes finished basement



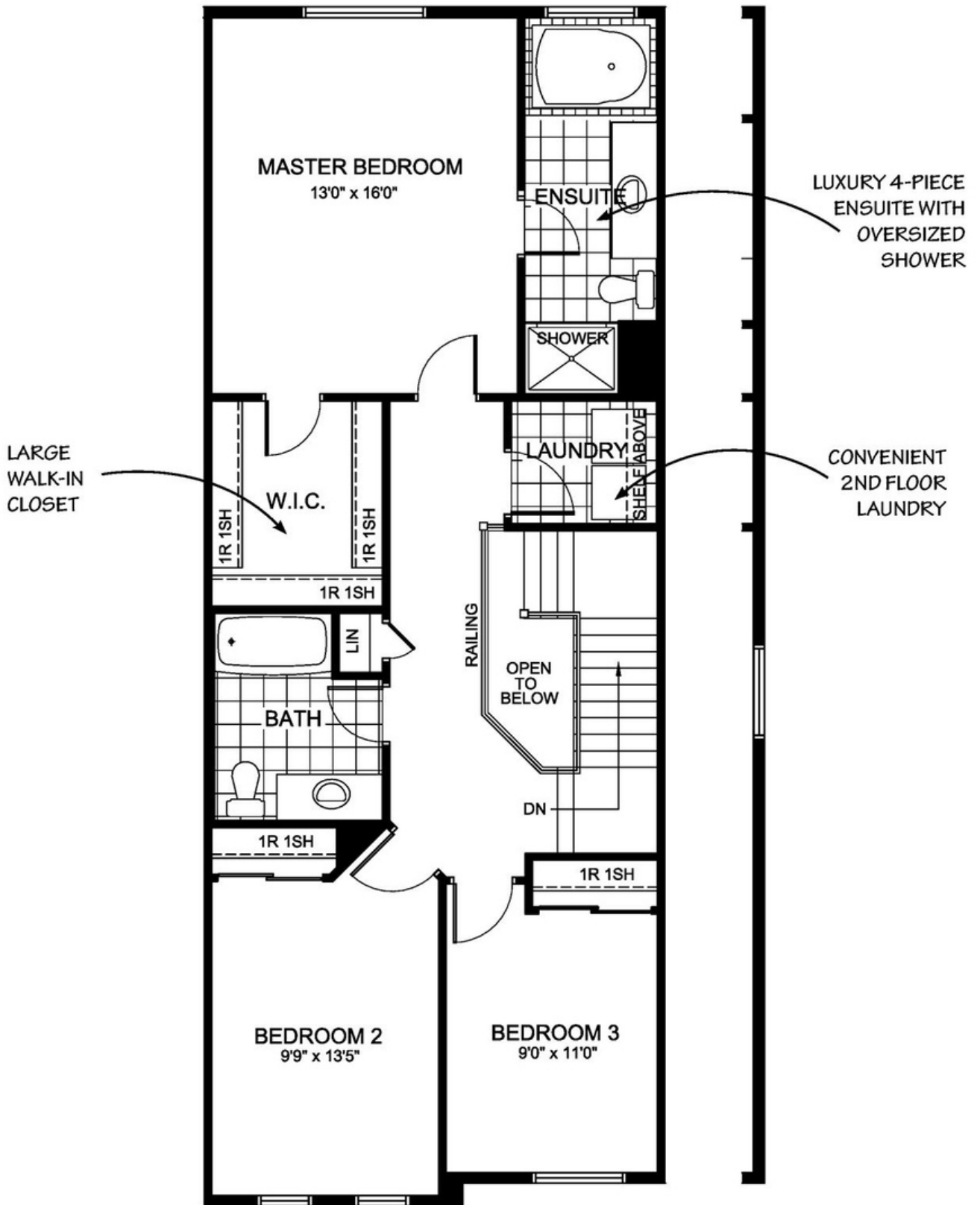
807 Miikana Road



# Diamond 2171 SQ. FT.

2ND FLOOR

Square footage includes finished basement

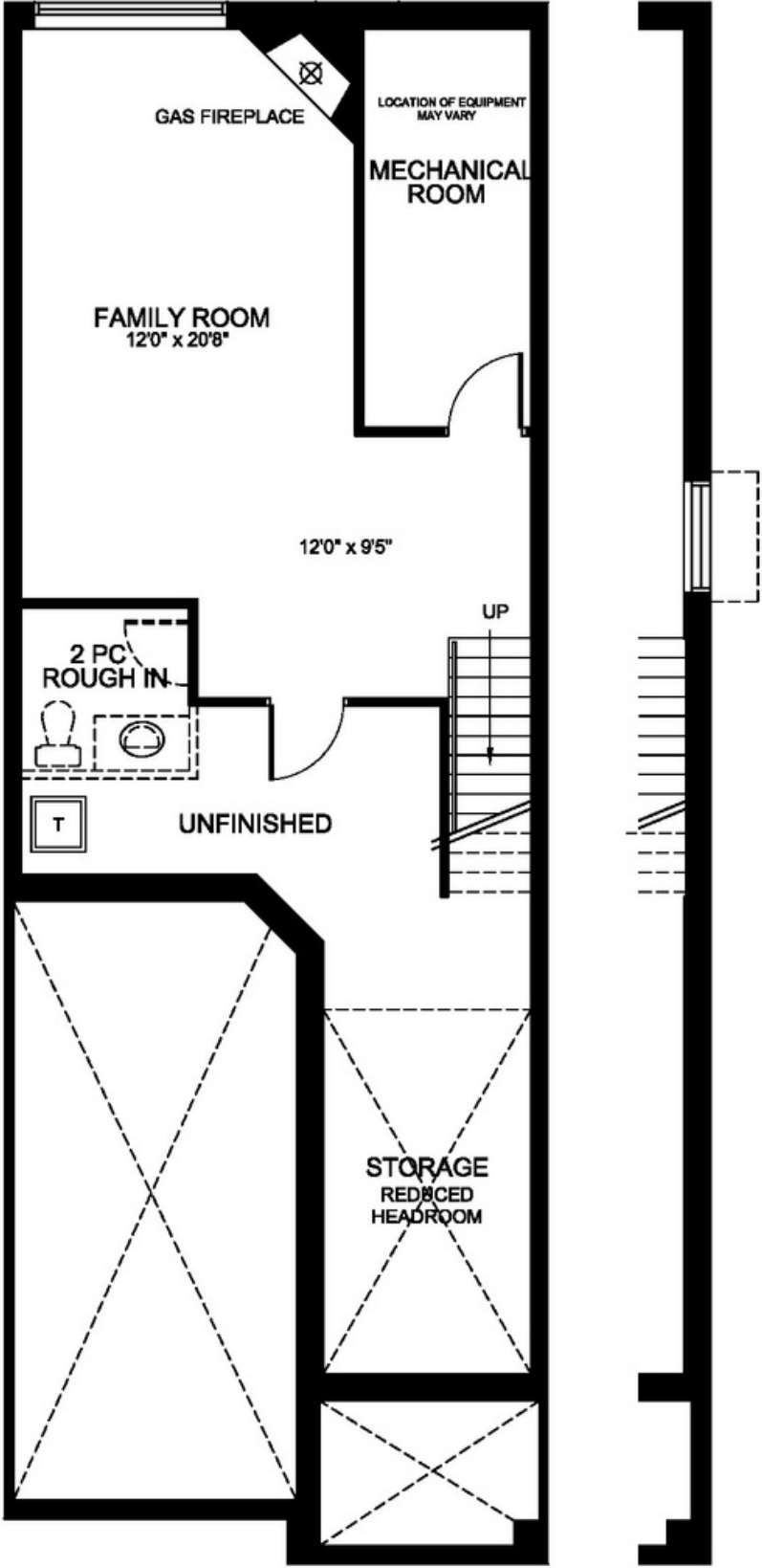


807 Miikana Road

# DIAMOND 2171 SQ. FT.

BASEMENT FLOOR PLAN

Square footage includes finished basement



807 Miikana Road





# Property Features & Upgrades

## Kitchen

- Quartz countertops
- Kitchen framing cabinetry and counter top
- Metabox for pots and pans upgraded (18 inch to 36 inch wide with 3 soft close drawers with  $\frac{3}{4}$  extension and metal slides)
- Undercabinet strip LED lighting with independent switch
- Rough-in water line for fridge with oaty box
- Upgraded single sink
- Upgraded LED pot light above kitchen sink with independent switch

## Ensuite & Upstairs Bathroom

- Upgraded from 2 single mirrors, to one large mirror
- Upgraded from a Hudson 5 bathtub to a whirlpool with jets, jacuzzi
- Horizontal (ensuite) and Vertical niche upgraded
- Ensuite vanity bank of drawers added in between sinks (3 drawers)
- Moisture proof LED potlight with independent switch for shower

## Primary Bedroom Closet

- Upgraded additional shelf and rod for extra organization

## Laundry Room

- Non-dedicated 15AMP electrical outlet (for wifi) added

## USB Outlets

- 2 added in master bedroom
- 1 on kitchen counter
- 1 in basement

## Front Door/Garage

- Front door deadbolt power bolt2 with code
- Garage door opener – belt drive with push button to open in garage and 1 manual car opener

## Basement

- Fireplace lowered to floor
- 2-piece basement plumbing bathroom rough-in
- Rough-in wall mounted TV with recessed plug
- Surge suppressor at main electrical panel

## Lights

- Pot lights added throughout the house and dimmer switch added in living room and dining room lighting

## Personal Upgrades Completed by Owners

- Fence, 2019: \$4,500.00
- AC Unit, 2019: \$4,150.00
- Gutters, 2019: \$1,200.00
- Mudroom decorative wall, 2022: \$350.00
- Dimmer switches: \$250.00
- Upgraded shower-head in ensuite bathroom: \$75.00
- Blinds: \$2,796.82
  
- Total: **\$13,321.82**





# 807 Miikana Road

Ottawa, ON

HOODQ ADDRESS REPORT™

Ryan Benjamin

16138633222

<http://ryanbenjamin.ca>



## SCHOOLS

With excellent assigned and local Grades JK to 8 public schools near this home, your kids will get a great education in the neighbourhood.

### Findlay Creek ES 2

Grades JK to 6  
820 Miikana Road

### New Findlay Creek CES

Grades PK to 6  
4140 Kelly Farm Drive

### St Mary (Gloucester) ES

Grades JK to 6  
5536 Bank Street

### Vimy Ridge Public

Grades JK to 8  
4180 Kelly Farm Drive

### Blossom Park Public

Grades JK to 8  
3810 Sixth Street



## PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



### Anishà Park

128 Kestrel St Ottawa



1 min



### Dragonfly Park

2920 Findlay Creek Dr



10 mins



### Tiger Lily Park

211 Hillman Marsh Way



9 mins

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds

1 Splash Pad

1 Rink

2 Sledding Hills

1 Basketball Court



## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 9 minute walk away.



### Nearest Street Level Transit Stop

Findlay Creek At Kelly Farm



9 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 13.32km.



### The Ottawa Hospital - General Campus

501 Smyth Rd



### Fire Station

3202 Leitrim Road



### Police Station

474 Elgin Street



807 Miikana Road



# Are you interested in this property?

Call [613.863.3222](tel:613.863.3222) or email  
[ryan@ryanbenjamin.ca](mailto:ryan@ryanbenjamin.ca)  
to book a viewing!

