

\$849,900 - 40 Fanning Street, Carleton Place

MLS® #X12460590

\$849,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

909 - Carleton Place, Carleton Place, Ontario

Welcome to this 2021 built Cardel Nichols Elevation A3, located in the sought-after Millers Crossing community of Carleton Place. Offering over 2,800 sqft of above-ground living space, this corner-lot property combines thoughtful design, extensive upgrades, and a prime location close to everyday amenities. The open-concept main floor features a chefs kitchen with stainless steel appliances, upgraded cabinetry, quartz countertops, undermount LED lighting, a walk-in pantry, and an oversized island with adjoining dining area. The kitchen flows seamlessly into the great room, highlighted by soaring 11 ceilings, sunlit floor-to-ceiling windows, and a sleek tiled gas fireplace with a modern mantel. Two large flex rooms, a mudroom, and a powder room add versatility and convenience on this level. Upstairs, the extended primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with private toilet enclosure. Three additional well-sized bedrooms, laundry room with custom cabinetry, and a full bathroom complete the second floor. This home showcases over \$64,000 (before tax) in builder upgrades, including \$32,000 in design enhancements such as upgraded hardwood flooring, premium carpeting, kitchen cabinetry, 8 interior doors, and quartz countertops throughout, along with \$32,000 in structural upgrades including the premium corner lot, extended primary bedroom, and second flex room. The exterior offers a double-car garage with driveway space for 4 additional vehicles, a



spacious fenced backyard (2023 @ ~\$11,000), and close proximity to Millers Crossing Park just a 1-minute walk away. Everyday shopping is less than 5 minutes by car at Walmart Supercentre, Loblaws, and Home Depot, with quick access to Highway 7 and only 21 minutes to Kanata. (id:6289)

Essential Information

Listing #	X12460590
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 Fanning Street
Subdivision	909 - Carleton Place
City	Carleton Place
Province	Ontario
Postal Code	K7C0J3

Amenities

Amenities	Fireplace(s)
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Lot Description	64.1 x 104.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office EXP REALTY



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