



CHRISTINE HAUSCHILD

REAL ESTATE TEAM








4B Henry Goulburn Way Stittsville

Modern & spacious fully landscaped bungalow with incredible backyard lifestyle. Designed with ultimate function & style, the interior offers approximately 2045 square feet on the main level, with more living space on the finished lower level. 2+1 Bedrooms & 2+1 Baths, extensive hardwood flooring, tall ceilings set this home apart. Hosting & meal prep is a joy in the spectacular kitchen with granite counters & stainless steel appliances, and convenient walk-in pantry.

Enjoy entertaining in the extra large Dining room, or cozy up in the Living room with gas fireplace! Primary suite includes a huge walk-in closet and an updated 5 piece ensuite with 2022 soaker tub & water closet. The second bedroom with cheater door to main bathroom, large laundry, & access to the 2 car garage are all on the main level.

The spectacular finished lower level is perfect for hanging out with friends, and includes a very large Family room with wet bar & gas fireplace, as well as an exercise room, 3rd bedroom, and beautiful 3 piece Bathroom, and so much storage space! Extra-long fenced backyard with mature trees is the oasis of your dreams with entertainment-sized deck, hot tub, stunning heated salt water pool, and thoughtful perennial gardens & greenery.

 **2+1 Bedrooms** |  **3 Full Bathrooms** |  **Bungalow + Finished Lower Level** |  **Heated Salt Water Pool** |  **2 Car Garage**

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



Contact me for more information:
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Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, all light fixtures, all drapery tracks & rods, all window blinds, 4x TV wall brackets, 2x awnings, IKEA floating shelves – 2 in secondary bedroom, 1 in exercise room, Sump pump and battery backup system, 2x garage door opener with 2 remotes & 1 key pad, central vac & accessories, Nest thermostat, built-in ceiling audio speakers, salt water pool and equipment – cartridge filter, 2-stage pump, gas pool heater, pool safety cover, LED colour changing lights, manual pool vacuum, wall speakers in basement, storage shed, hot tub

Exclusions

Robotic pool cleaner, 2x bar fridge, all TVs, freezer in garage

Property Tax

~\$5,400/2022 as per homeowner

Closing Date

To Be Arranged

Updates

2022: Ensuite soaker tub, deck awning fabric replaced, lower level freshly updated
2019: Front landscaping
2017: Inground salt water pool
2016-2022: Paint
2015: Hot tub, basement finished

Rental Items

Tankless water heater
~\$49/month with Enbridge

Year Built

~2014

Gas

~\$280/month (includes tankless water heater)

Hydro

~\$188/month

Water/Sewer

~\$77/month (billed bi-monthly)

Main Level

Foyer: 10'05 x 6'11
Living Room: 19'09 x 13'03
Dining Room: 15'06 x 14'02
Kitchen: 15'02 x 12'11
Walk-In Pantry: 3'07 x 3'07
Eating Area: 12'06 x 8'02
Primary Bedroom: 17'11 x 12'11
Walk-In Closet: 6'10 x 12'11
5 Piece Ensuite: 12'10 x 12'05
Bedroom: 12'01 x 12'
Full Bathroom: 9'10 x 5'05
Laundry Room: 7'05 x 6'10

Lower Level

Bedroom: 12'04 x 10'05
Walk-In Closet: 5'05 x 3'04
3 Piece Bathroom: 8'05 x 5'05
Gym Room: 12'04 x 7'06
Family Room: 27'06 x 25'07
Utility Room: 19'07 x 12'02
Storage Area: 26'10 x 20'05
Garage: 19'09 x 19'11
Deck: 22'05 x 17'



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4B Henry Goulburn Way Floorplans



GROSS INTERNAL AREA
 FLOOR 1: 1912 SQ FT, FLOOR 2: 2045 SQ FT
 EXCLUDED AREAS: GARAGE: 409 SQ FT
 TOTAL: 3957 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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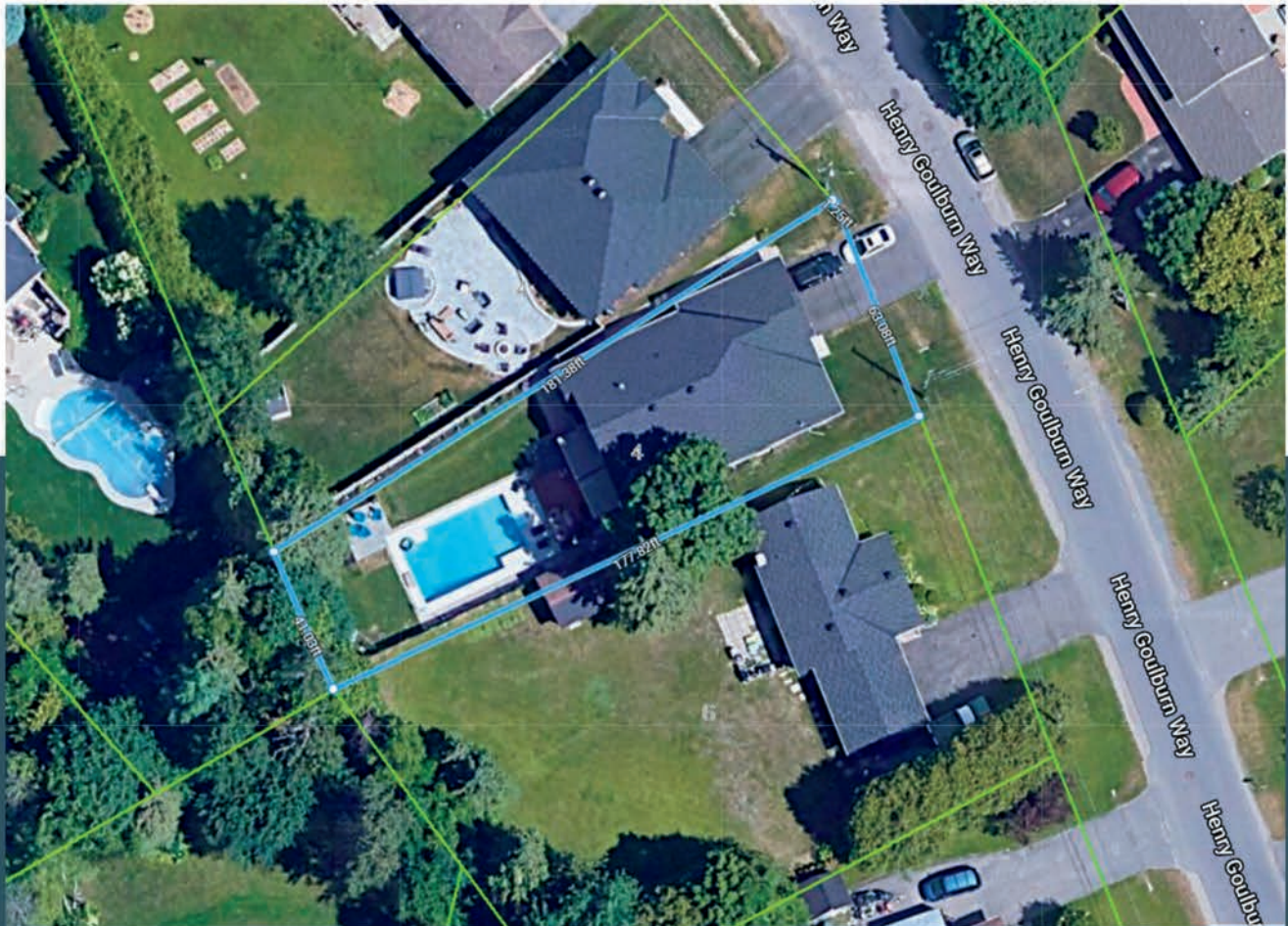
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Lot Measurements as per GeoWarehouse



181.38 ft x 41.03 ft x 177.82 ft x 63.08 ft x 1.25 ft

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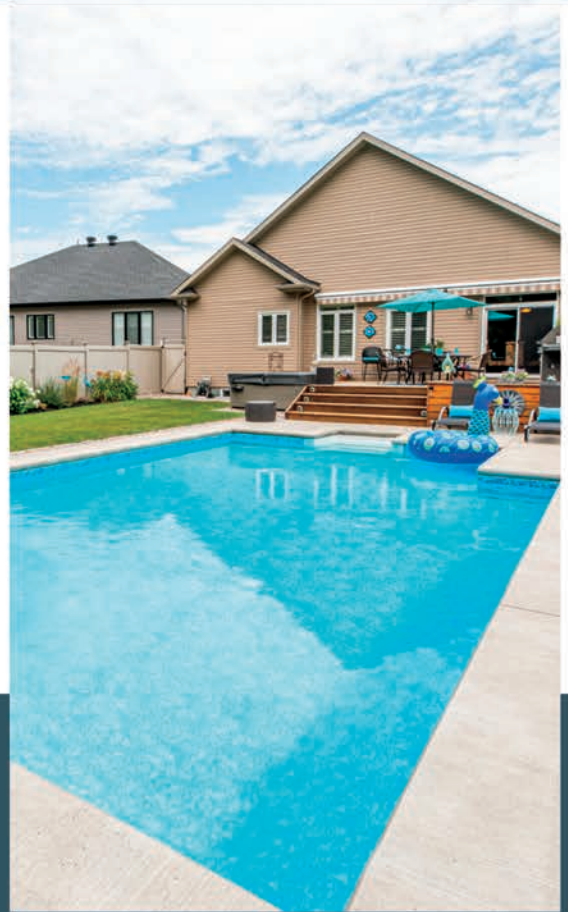


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What's Nearby

Honey Cafe | 1564 Stittsville Main St | 613-831-8900
Crave Tacos | 1610 Stittsville Main St | 613-482-2866
Thailicious | 1488 Stittsville Main St | 613-261-1500
The Original Souvlaki | 1619 Stittsville Main St | 343-988-1461
Main Street Pub | 1408 Main Street North | 613-836-2684
Ritual on Main | 1510 Stittsville Main St | 613-294-9592
Ottawa Public Library - Stittsville | 1637 Stittsville Main St | 613-580-2940
Ralph Street Park | 12 Ralphpark St
Service Ontario | 1626 Stittsville Main St | 613-831-9480
Trans Canada Trail



Schools in the Area

A. Lorne Cassidy Elementary School | 27 Hobin Street | 613-831-3434
Westwind Public School | 111 Hartsmere Dr | 613-831-7840
Stittsville Public School | 40 Granite Ridge Dr | 613-836-2818
Frederick Banting Alternative High School | 1453 Stittsville Main St | 613-591-7678

Holy Spirit Elementary School | 1383 Main St North | 613-831-1853
Guardian Angels School | 4 Baywood Dr | 613-836-7423

École élémentaire catholique Saint-Jean-Paul II | 5473 Abbott St E | 613-521-7858
Sacred Heart High School | 5870 Abbott St E | 613-831-6643

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

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