



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



Experience Luxurious Living

in Emerald March Estates

Nestled on a sprawling, pie-shaped lot on ~2 acres, this magnificent estate home stands as a testament to refined elegance and impeccable, timeless design.

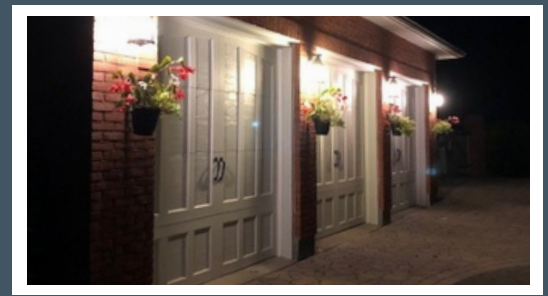
18 Marchbrook Circle

\$1,925,000

Meticulously curated & majestic, this full brick home offers a glimpse into the lifestyle that awaits within. This home is unparalleled, offering architectural detail & modern comforts.

Inspiring Features:

- ✓ 4+1 bedrooms
- ✓ Quartz kitchen counters
- ✓ Trex decking
- ✓ 3 car garage
- ✓ Hardwood flooring
- ✓ Main floor den



Contact me for more information:
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Lot Measurements as per GeoWarehouse

85.17 ft x 314.66 ft x 350.67 ft x 83.20 ft x 63.62 ft x 494.08 ft



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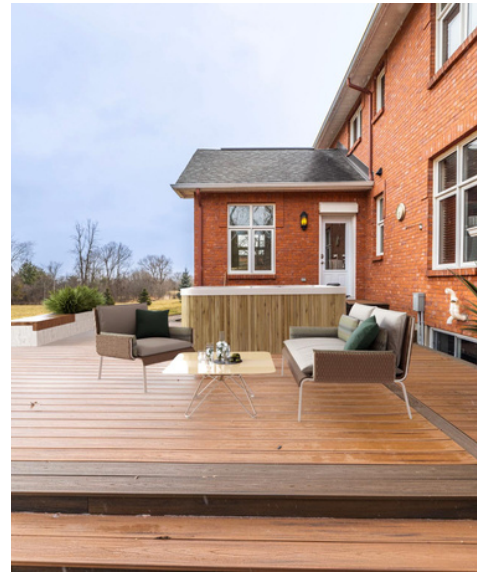
Welcome to 18 Marchbrook Circle, a ~1990 custom built, full brick home set on a majestically large pie-shaped lot, with creek running through the back of the property. The style of the home echoes with references of historical architectural details inside and out, and is masterfully finished throughout.

Notice the 3 car garage, linked to the home by a long, ivy covered concrete wall that provides extra privacy from the road. Interlock lining the driveway and house connects the exterior features together, making a welcoming entrance. The garage measures approximately 30'8" wide by 23'7" deep. Separate panel for future car charger.

Slate tile flooring in this foyer area adds textural interest, and contrasts nicely with the stained glass windows. Elegant hardwood flooring flows through the remainder of the main & second level.

Freshly painted family room features soaring 13' ceilings and three walls of windows to help provide a spacious feel.

The entertainment-sized Trex deck, ready for your future hot tub. Imagine summer nights overlooking the property, listening to the sounds of Shirley's Brook creek!



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This stunning kitchen features upgraded quartz counters, stainless steel appliances, hardwood flooring, and vast amounts of work & storage space make this space the true heart of the home. Gas line available for future gas stove if desired. The adjacent eating area, or hearth room, with gas fireplace enjoys views to the expansive property, letting natural light flow through the space.

Enjoy access to the two-tier deck with space for a BBQ, and a gorgeous space for relaxing. Note the available gas line for future gas BBQ hook up.



The formal dining room provides an inviting entertainment space that can easily accommodate large furniture pieces.



Working from home in this den/office space is an absolute dream! This space would make a fine main floor bedroom.

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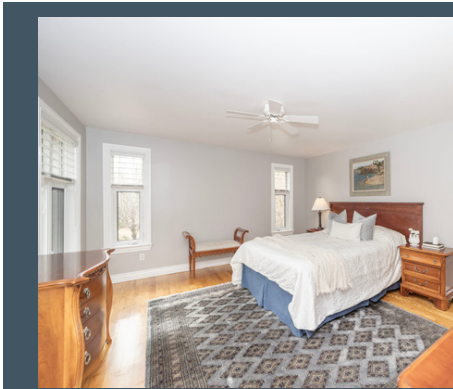


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This central staircase leads to 2nd level, and immediately greets you with a sunny loft space with plenty of storage & seating. It's easy to imagine yourself reading a book while enjoying a coffee or tea. Lovingly maintained woodwork throughout the staircase area shows the depth of care that has taken place over the years.



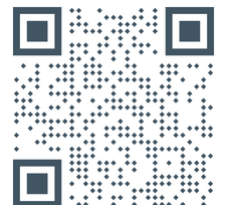
What a gorgeous primary suite with a grand ensuite that features a private water closet, a beautiful vanity space, enormous whirlpool & air tub, and luxurious walk-in steam shower - a spa-like experience!



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Views to the tree-lined backyard from the multiple Trex decks reveals two small bridges to cross over the creek that runs through the property & beyond.



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Model
Custom

Property Tax
~\$6,923.21/2023

Year Built
~1990

Closing Date
Immediate or To Be Arranged

Hydro
~\$310/month

Gas
~\$160/month



Inclusions

Fridge, induction electric stove, dishwasher, washer, dryer, hood fan (works but is 'as-is'), beverage center in kitchen, microwave, all light fixtures, all drapery tracks and rods, all window blinds, all drapes, HRV, garage door openers with 1 remote, Ecobee thermostat, water treatment system, built-in audio speakers, hot water tank, outdoor wood burning fireplace, outdoor BBQ gazebo, stained glass windows, intercom system not operable.

Exclusions

Network switch, router & rack

Updates

- 2002 kitchen gas fireplace insert
- 2006 New driveway patio interlock with commercial grade asphalt roadway
- 2006 Patio Interlock around house and gardens
- 2007 All Window frames replaced and insulated
- 2008 new roofs house and garage 40 year shingles, Maxx Vents
- 2014 ease troughs replaced with leaf guards
- 2015 New Custom Stained Glass Front Entrance Door System
- 2016 kitchen cabinets refaced
- 2017 Iron Remover
- 2017 new and expanded kitchen and living room decks with Trex Decking
- 2017 new master bathroom with whirlpool and steam shower, water closet
- 2017 replaced Water Softener
- 2017 Well Pump
- 2018 Den gas fireplace insert
- 2018 installed new vinyl flooring basement
- 2018 New Bridges (2) over Shirley's Brook in Garden
- 2018 new insulated garage doors
- 2019 entire house repainted
- 2022 garage window frames replaced
- 2022 new window panes (142)
- 2023 kitchen counters replaced with quartz
- 2024 fresh paint throughout much of the home

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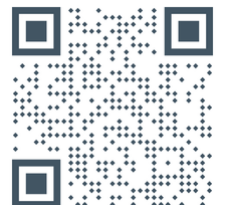
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Roof -2008	Furnace -2017	A/C -2005	Windows -2007 window frames -2022 window panes
Dishwasher -2015	Stove -2010	Fridge -2010	Hot Water Tank -2016
Washer -2018	Dryer -2018		

Main Level

- Foyer: 15'10" x 7'2"
- Powder Room: 7'7" x 4'6"
- Family Room: 21'8" x 15'10"
- Dining Room: 15'11" x 11'8"
- Kitchen: 14'0" x 13'11"
- Hearth Room: 13'11" x 12'11"
- Den/Bedroom: 11'8" x 10'9"
- Laundry: 9'7" x 6'6"
- Living Room: 15'8" x 13'1"
- Garage: 30'8" x 24'10"
- Deck: 13'11" x 8'4"
- Deck: 31'0" x 13'8"
- Deck: 21'3" x 23'7"

Second Level

- Primary Bedroom: 15'8" x 13'0"
- 7 Piece Ensuite: 15'8" x 11'11"
- Bedroom: 12'1" x 9'7"
- Bedroom: 11'11" x 11'7"
- Bedroom: 15'10" x 10'9"
- Full Bathroom: 8'3" x 7'9"
- Loft: 15'11" x 6'0"

Lower Level

- Rec Room: 25'10" x 13'2"
- Home Theatre Room: 24'0" x 15'7"
- Den/Sitting Room: 14'8" x 12'6"
- Bedroom: 15'0" x 12'6"
- Foyer: 15'7" x 13'3"
- Utility Room: 16'2" x 8'8"
- Storage: 15'4" x 12'9"
- Storage: 11'1" x 7'1"
- Utility Room: 7'0" x 3'7"



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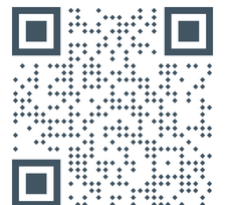
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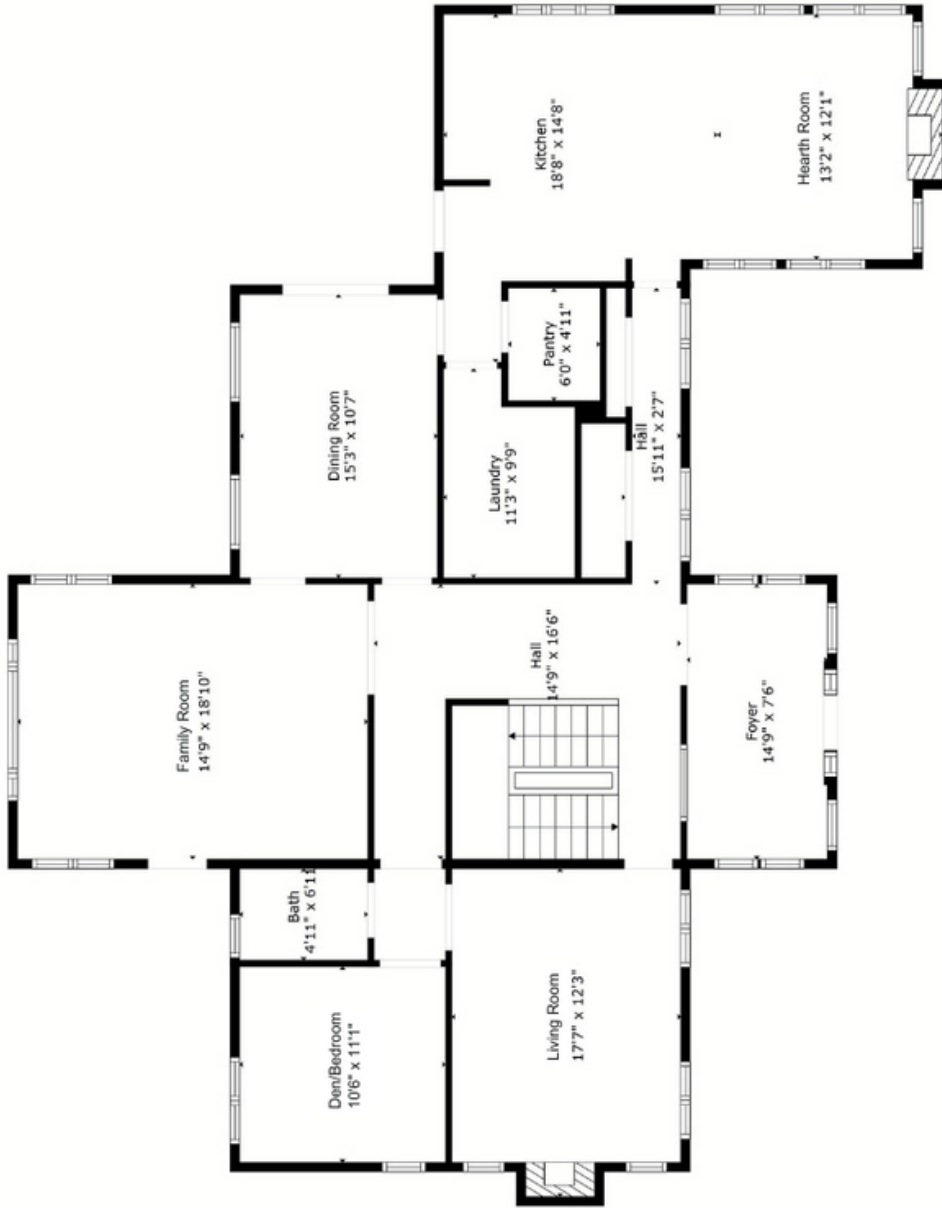
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TOTAL: 3479 sq. ft.
 Below Ground: 586 sq. ft, FLOOR 2: 1754 sq. ft, FLOOR 3: 1139 sq. ft.
 EXCLUDED AREAS: STORAGE: 338 sq. ft, ELECTRICAL ROOM: 134 sq. ft, BASEMENT: 661 sq. ft,
 FIREPLACE: 10 sq. ft

Measurements Are Calculated By Cubicase Technology. Deemed Highly Reliable But Not Guaranteed.

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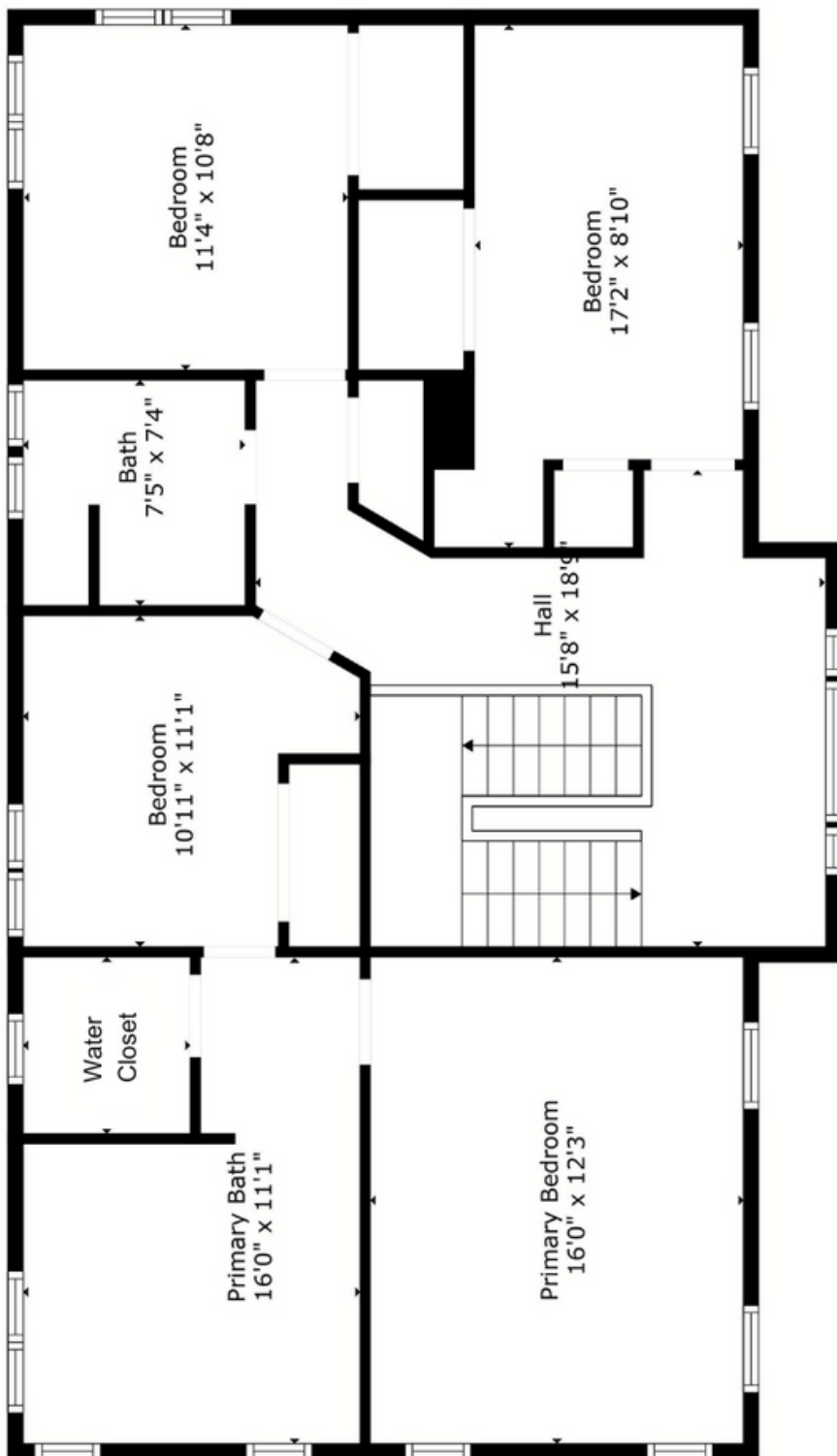


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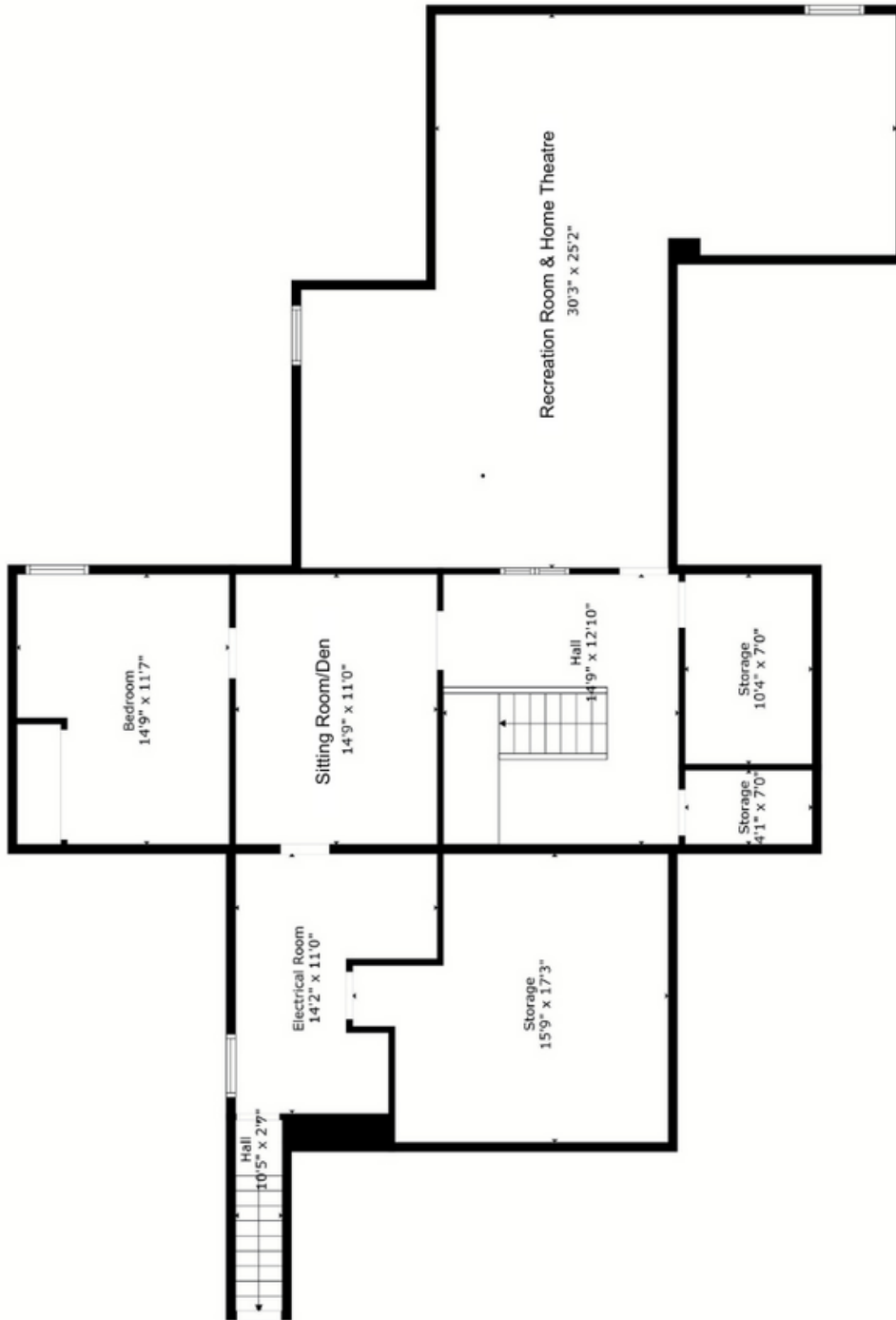
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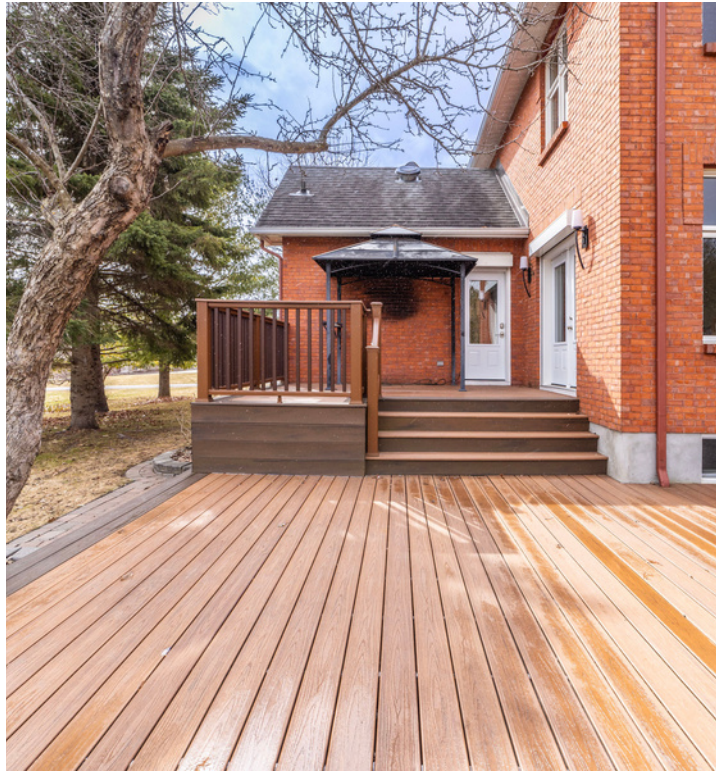
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What's Nearby

- barBURRITO | 844 March Road
- Farinella Kanata | 806 March Road
- Flavours of Kerala | 1104 Klondike Road
- Freshii | 1106 Klondike Road
- LCBO | 858 March Road
- Loch March Golf & Country Club | 1755 Old Carp Road
- Lone Star Texas Grill | 4048 Carling Avenue
- Louis Turner Park | Old Second Line Road
- Metro | 4048 Carling Ave
- Perspectives Restaurant at Brookstreet | 525 Legget Drive
- Rexall Drug Store | 832 March Road
- Richcraft Recreation Complex | 4101 Innovation Drive
- Shopper Drug Mart | 1102 Klondike Road
- Sobeys March Road | 840 March Road
- South March Highlands Conservation Forest
- The Barley Mow | 700 March Road
- The Marshes Golf Club | 320 Terry Fox Drive
- ViaMarzo Kitchen & Wine | 854 March Road



Schools in the Area

Public Schools

- Jack Donohue Public School | 101 Penrith St | 613-271-9776
- Kanata Highlands Public School | 425 Terry Fox Dr | 613-591-6098

Catholic Schools

- St. Isador School | 1105 March Road
- St. Isabel School | 785 Goulbourn Forced Road
- All Saints Intermediate School | 5115 Kanata Ave | 613-271-4254
- All Saints High School | 5115 Kanata Ave | 613-271-4254

French & French Catholic Schools

- École Publique Julie-Payette | 1385 Halton Terrace | 613-270-1043
- Elementary School Catholic Saint-Rémi | 100 Walden Dr | 613-741-2360
- École secondaire catholique Paul-Desmarais | 5315 Abbott St E | 613-744-2618

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

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