



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



Single Family Home Kanata Lakes

A single family home built for making memories with loved ones, with three finished levels for a well-designed and comfortable lifestyle.

415 Tillsonburg Street

About this Property

Meticulously maintained & updated single family home with thoughtful floorplan, and updated quartz counters in the bathrooms!

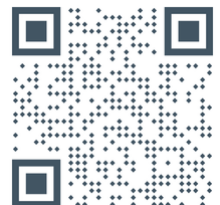
Awesome Features:

- ✓ 4 Bedrooms
- ✓ 3 Bathrooms
- ✓ Open concept main level
- ✓ Upgraded kitchen
- ✓ Hardwood flooring
- ✓ Finished lower level



Contact Cynthia for more information:
Cynthia McGiverin, Realtor®
cynthia@hauschildgroup.com
613-277-5606
www.hauschildgroup.com

ROYAL LEPAGE
Team Realty
Hauschild Group, Brokerage
INDEPENDENTLY OWNED AND OPERATED





HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



Single Family Home Kanata Lakes

A single family home built for making memories with loved ones, with three finished levels for a well-designed and comfortable lifestyle.

415 Tillsonburg Street

About this Property

Meticulously maintained & updated single family home with thoughtful floorplan, and updated quartz counters in the bathrooms!

Awesome Features:

- ✓ 4 Bedrooms
- ✓ 3 Bathrooms
- ✓ Open concept main level
- ✓ Upgraded kitchen
- ✓ Hardwood flooring
- ✓ Finished lower level



Contact Cynthia for more information:
Cynthia McGiverin, Realtor®
cynthia@hauschildgroup.com
613-277-5606
www.hauschildgroup.com

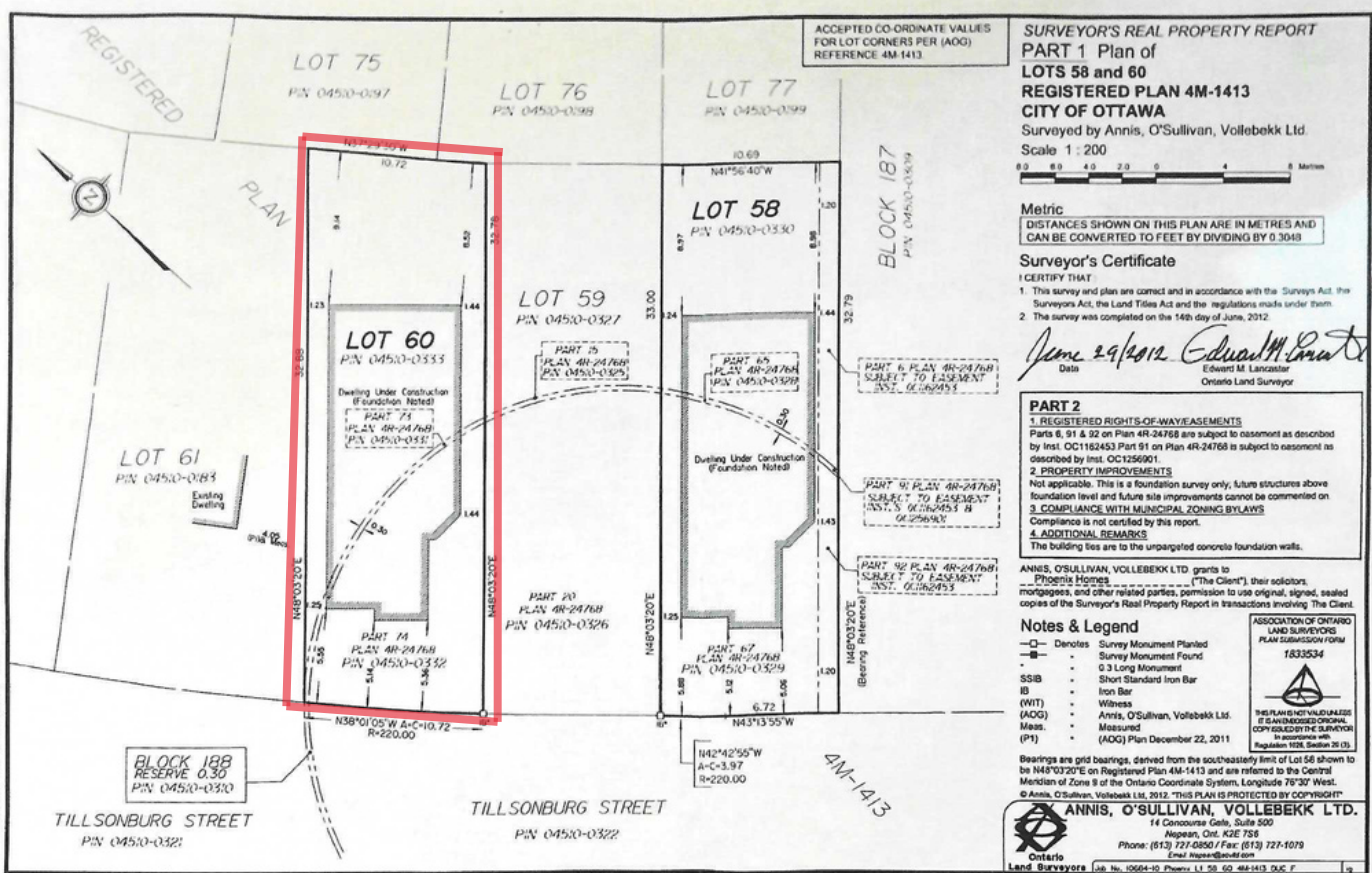
ROYAL LEPAGE
Team Realty
Hauschild Group, Brokerage
INDEPENDENTLY OWNED AND OPERATED





Lot Measurements as per survey below

35.16 x 107.84 x 35.16 x 107.51



Contact Cynthia for more information:
Cynthia McGiverin, Realtor®
cynthia@hauschildgroup.com
613-277-5606
www.hauschildgroup.com

ROYAL LEPAGE
Team Realty
Hauschild Group, Brokerage
INDEPENDENTLY OWNED AND OPERATED





415 Tillsonburg Street

Kanata Lakes

Builder Phoenix Homes	Model Griffen	Year Built ~2012	Property Tax ~\$5,779.18/2023 as per homeowner	
Closing Date Flexible or To Be Arranged	Rental Items Hot Water Tank ~\$42.91/month	Hydro ~\$125.59/month	Water/Sewer ~\$160.84/bi-monthly	Gas ~\$105.73/month

Inclusions

Fridge, gas stove, dishwasher, dryer, washer, all light fixtures, all window coverings, HRV garage door opener with 2 remotes, shed, air conditioner, tire rack and shelving in garage, shelving in basement storage, TV & sound system with speakers in lower level.

Exclusions

Nil

Good to Know

2012: furnace, AC, windows, flooring, roof, stove, fridge, washer, dryer, dishwasher

Updates & Upgrades

Fall 2012: new hardwood professionally installed on main floor.

Fall 2012: new brick veneer professionally installed around fireplace.

Spring 2013: new a/c unit professionally installed.

Spring 2013: new eavestroughs with gutter guards (Maize Eavestroughing)

Spring/Summer 2014: rear cedar fence, re-grading, retaining wall and trees (Garden Creations)

Summer 2014: rear cedar deck and pergola professionally installed.

2016: basement was professionally finished:

- Electrical done by Faulkner Electric (ESA Certificate to be provided)
- Drywall done by Accurate Drywall & Construction Ltd.
- Carpet done by Argos Carpets (carpet supplied by Phoenix Homes and memory foam under pad supplied by Argos Carpets)
- Sound proofing in ceiling & walls done using ROCKWOOL Safe'n'Sound®
- Hard wiring for stereo surround sound professionally installed.

Spring 2017: new wine rack and cupboard in

Spring 2018: new mature Japanese Lilac tree planted in front yard (Skeggs Landscaping & Design)

Spring 2019: major kitchen renovation (MR Kitchens, Faulkner Electric & Morris Plumbing)

Summer 2020: new interlock in front and back (Rydan Custom Stonework's)

Summer 2020: exterior painting (ATC Ltd.)

Summer 2020: rear cedar deck against house was professionally installed.

Fall 2021: new soffit pot lights in front and new lighting in garage (Faulkner Electric)

Spring 2022: new asphalt paved driveway (Black Tar Corp.)

Summer 2022: interior painting on main floor (ATC Ltd.)

Summer 2022: miscellaneous foundation parging repairs (Ottawa Parging Group)

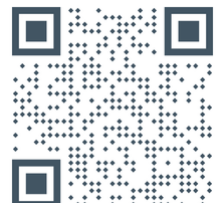
Spring 2023: new lower cabinets and counter in kitchen dining area (MR Kitchens)

Fall 2023: new posts and guardrails at front porch/balcony (Mjolnir Construction)

Winter 2024: Bathroom quartz counters by Kanata Granite



Contact Cynthia for more information:
Cynthia McGiverin, Realtor®
cynthia@hauschildgroup.com
613-277-5606
www.hauschildgroup.com





What's Nearby

- 3 Brewers Kanata | 565 Kanata Avenue
- Canadian Tire | 8181 Campeau Drive
- Crust & Crate | 5112 Kanata Avenue
- Beaver Pond Kanata & Beaver Pond Trail
- Farm Boy | 499 Terry Fox Drive
- Fratelli Kanata | 499 Terry Fox
- Holly Acres Park | 77 A Varley Drive
- Kanata Golf & Country Club | 7000 Campeau Drive
- Kowloon Market (Kanata) | 5108 Kanata Avenue
- Landmark Cinemas Kanata | 801 Kanata Avenue
- LCBO | 499 Terry Fox Drive
- Loblaws Earl Grey Drive | 200 Earl Grey Drive
- Morning Owl Kanata | 1047 Canadian Shield
- Moxies Kanata Restaurant | 601 Earl Grey Drive



Schools in the Area

Public Schools

- Kanata Highlands Public School | 425 Terry Fox Drive
- W. Erskine Johnston Public School | 50 Varley Drive
- Earl Of March S.S | 4 The Pkwy



Catholic Schools

- St. Gabriel School | 400 Keyrock Drive
- All Saints Intermediate School | 5115 Kanata Avenue
- All Saints High School | 5115 Kanata Avenue



French & French Catholic Schools

- École secondaire catholique Paul-Desmarais | 5315 Abbott St E
- École élémentaire catholique Saint-Rémi | 100 Walden Drive
- École Publique Julie-Payette | 1385 Halton Terrace

E&OE schools determined through individual school board locator tools.

Please check with boards for individual needs*



Contact Cynthia for more information:
 Cynthia McGiverin, Realtor®
 cynthia@hauschildgroup.com
 613-277-5606
 www.hauschildgroup.com

