



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



Single Family Home

Well-established
neighbourhood

Comfortable family living close to great amenities, all within one updated home with great flow throughout, and set on a deep, fenced lot with mature greenery. Spacious main level with 9' ceilings, a loft space that could easily become a bedroom, and well-appointed living spaces in this classically traditional home is ideal for a wide variety of families!

14 Dunn Street

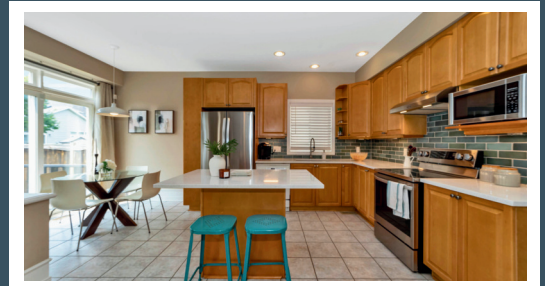
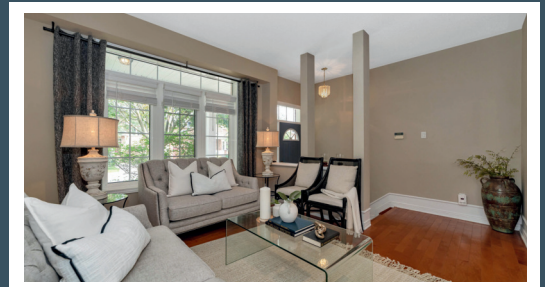
Beaverbrook

About this Property

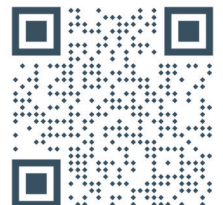
Single family home with hardwood flooring & large windows with views to the mature surrounding property & neighbourhood

Awesome Features:

- ✓ Hardwood flooring
- ✓ Quartz kitchen counters
- ✓ Main level 9' ceilings
- ✓ Fenced backyard
- ✓ 3 Bedrooms + Loft
- ✓ Finished lower level
- ✓ Vaulted ceilings in primary bedroom



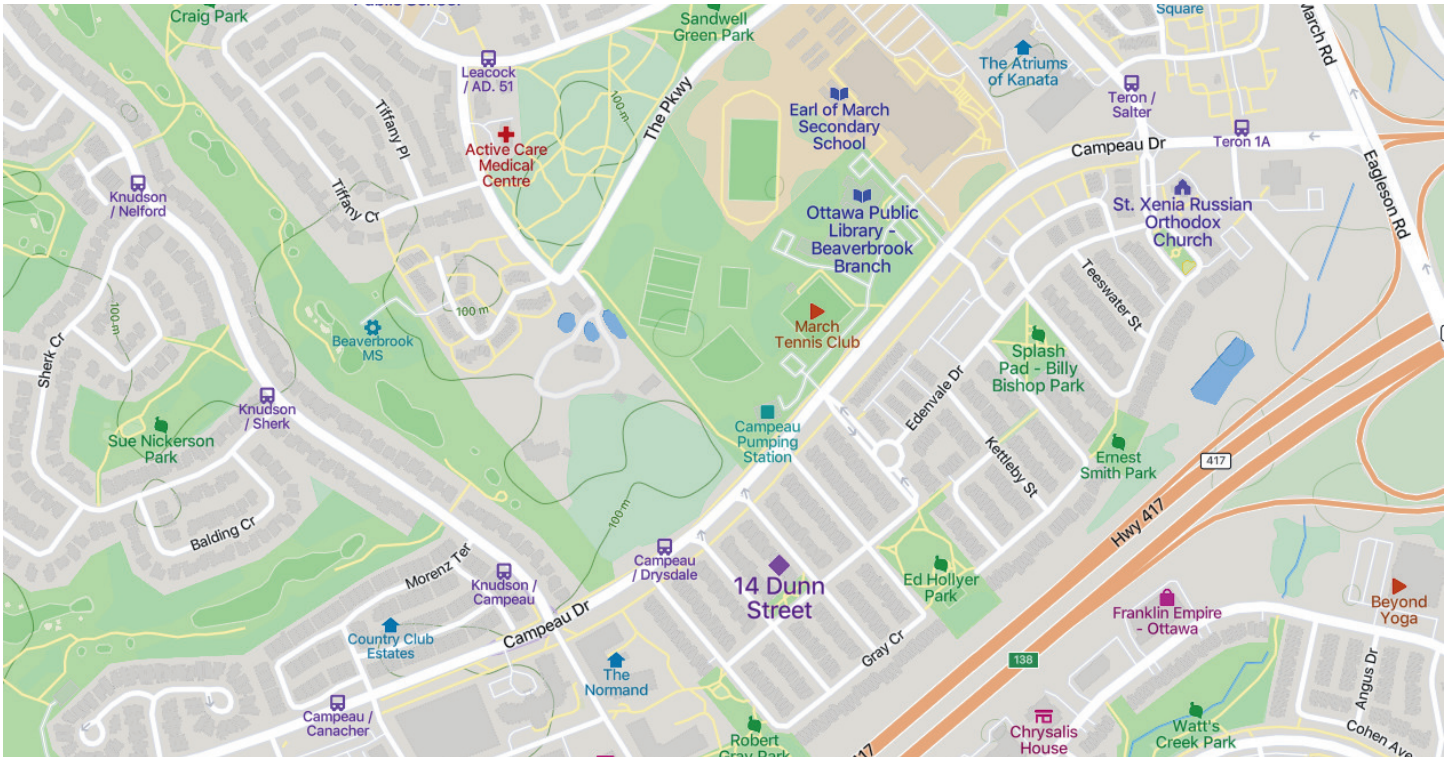
Contact me for more information:
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www.hauschildgroup.com





Lot Measurements as per GeoWarehouse

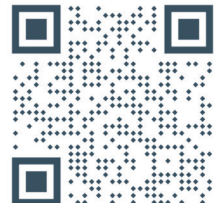
99.95 ft x 35.56 ft x 99.96 ft x 35.56 ft



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



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14 Dunn Street

Beaverbrook

Builder
Urbandale

Model
The Camarillo II - modified

Year Built
~2002

Closing Date
90 Days or To Be Arranged

Property Tax
~\$5,510.47/2024

Rental Items
Hot Water Tank
~\$37.97/month

Hydro
~\$140.20/month

Water/Sewer
~\$65.94/month



Gas
~\$195.83/month

Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, microwave, all light fixtures, drapery tracks and rods, all window blinds, all drapes, TV wall bracket in loft/bedroom 4, garage door opener

Exclusions

NIL

Updates & Upgrades

- 2020: Quartz kitchen counter, backsplash tiles, lower level finished
- 2016: hardwood flooring in main level family room & 2nd level

Hot Water Tank
~2022

Furnace
~2023

A/C
~2002

Windows
~2002

Roof
~2002

Fridge
~2020

Stove
~2020

Dishwasher
~2002

Washer
~2002

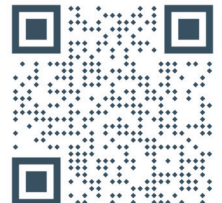
Dryer
~2002

Hardwood Flooring
~2002
~2016 (family room & 2nd level)

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What's Nearby

- 3 Brewers Kanata | 565 Kanata Avenue
- Alexander Dunn Park | 100 Bellrock Drive
- Beaverbrook Park | 2500 Campeau Drive
- Crust & Crate | 5112 Kanata Avenue
- Ed Hollyer Park | 125 Bishops Mills Way
- Farm Boy | 499 Terry Fox Drive
- Holly Acres Park | 77 A Varley Drive
- Kanak's | 60 Colchester Square
- Kanata Golf & Country Club | 7000 Campeau Drive
- 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
- Ottawa Public Library - Beaverbrook | 2500 Campeau Drive
- Robert Gray Park | 147 Gray Crescent
- Whalen Park | 5115 Kanata Avenue



Schools in the Area



Public Schools

- Earl of March Intermediate School | 4 The Parkway
- Earl of March Secondary School | 4 The Parkway
- Roland Michener Public School | 100 Penfield Drive
- Stephen Leacock Public School | 25 Leacock Drive
- W. Erskine Johnston Public School | 50 Varley Drive

Catholic Schools

- Georges Vanier Catholic School | 40 Varley Drive
- All Saints Intermediate School | 5115 Kanata Avenue
- All Saints High School | 5115 Kanata Avenue

French & French Catholic Schools

- Elementary School Catholic Saint-Rémi | 100 Walden Drive

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

Please check with boards for individual needs*

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