



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Bungalow

Quinn Farm Subdivision in Greely

Discover luxury living in the heart of Greely with this stunning home in the Quinn Farm Subdivision. Designed for comfort and style, this property offers modern amenities, elegant finishes, and ample space for every family need. From its thoughtfully planned interior to the beautifully landscaped outdoor oasis, this home has it all.

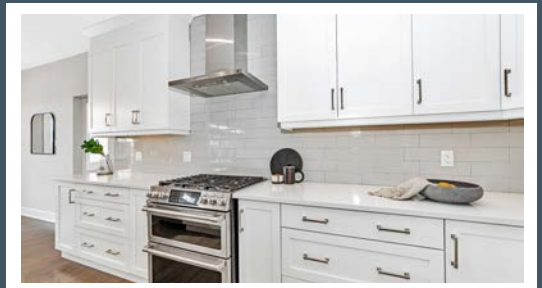
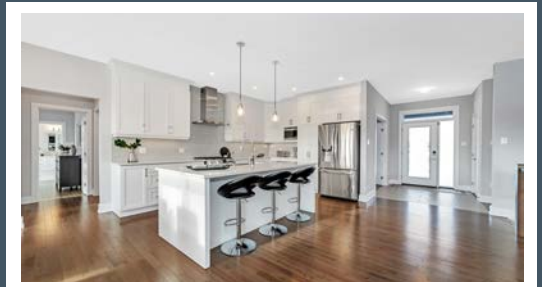
1595 Rangeland Avenue

Quinn Farm Subdivision in Greely

Enjoy the perfect combination of luxury, functionality, and outdoor living in the Quinn Farm Subdivision. This thoughtfully designed home provides an unparalleled living experience for you and your family!

Awesome Features:

- ✓ 9-foot ceilings
- ✓ Main floor study
- ✓ Hardwood flooring
- ✓ LL 4th Bedroom
- ✓ Dream Kitchen
- ✓ Private Primary w/Luxury Ensuite
- ✓ Outdoor Oasis



Contact me for more information:
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1595 Rangeland Avenue

Quinn Farm Subdivision in Greely

Builder

Mackie Homes

Model

The Canadian

Year Built

~2018

Closing Date

60-90 days

Property Tax

~\$6,118.46/2024

Rental Items

Tankless Water Heater
~\$50/month w/Reliance

Hydro

~\$134/month

Waterloo Biofilter Septic

System
~\$310+tax/year

Gas

~\$50/month



Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, A/C, microwave, all light fixtures, all drapery tracks and rods, all window blinds, TV wall bracket, HRV, Riding lawn mower 'as is', garage door opener w/2 remotes and 2 keypads, central vac (rough in only), water treatment, softener & RO, 30 amp RV outlet, above ground chlorine, swimming pool with heat pump, hot tub, irrigation system, storage shed, stand up freezer in LL, 4 kitchen bar stools

Updates & Upgrades

- 2018 Basement partially finished
- 2018 Fenced in yard
- 2020 Above ground pool & heat pump
- 2022 Addition to deck
- 2022 Hot tub
- 2022 Trees

Exclusions

Nil

Hot Water Tank

~2018

Furnace

~2018

A/C

~2018

Windows

~2018

Flooring

~2018

Roof

~2018

Stove

~2018

Fridge

~2018

Washer

~2018

Dryer

~2018

Dishwasher

~2018

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Stunning Design and Thoughtful Details

- **A Warm Welcome:** Step inside to soaring 9-foot ceilings, plenty of pot lights, and a striking front door with a sidelight and transom window that invites natural light.
- **Cozy and Private Study:** The main floor study features double doors for added privacy and a charming view of the front yard and porch.



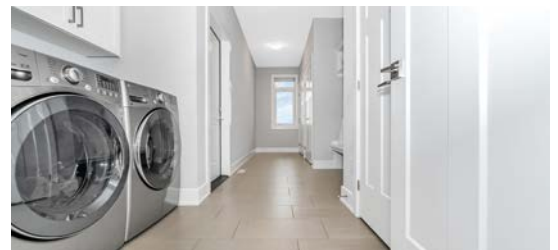
Elegant Main Floor Living

- **Hardwood Elegance:** Beautiful hardwood flooring flows throughout the living room, dining room, kitchen, and all the main floor bedrooms, adding warmth and character.
- **A Dream Kitchen:** This kitchen is both functional and stylish, with a large island topped with quartz counters, a double undermount sink complete with a reverse osmosis tap, and a dishwasher tucked into the island. You'll love the pantry with rollout drawers, soft-close cabinetry that extends all the way to the ceiling, and under-cabinet valence lighting. The modern backsplash ties it all together.
- **Bright and Inviting Dining Room:** The dining room features large triple-pane windows with transom windows above and a stunning light fixture to set the mood for meals.
- **Relaxing Living Room:** Gather around the linear gas fireplace in the living room, with plenty of space for your favorite furniture and a wall bracket ready for your flatscreen TV. Pot lights throughout make this space shine.



Functional Side Wing

- **Bright Powder Room:** The main floor powder room is fresh and bright, with a window offering a view of the backyard.
- **Mudroom Perfection:** The mudroom offers practical charm with a washer and dryer area, three sets of closets, and a built-in bench with hooks and cubby details. From here, step into the oversized double-car garage with high ceilings and plenty of room for storage.



Additional Features

- Full brick and stone exterior
- 200 Amp service
- Sump pump with battery backup
- 30-amp plug in garage for RV

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Luxurious Primary Suite

- **Your Private Retreat:** The primary suite is spacious, with large windows overlooking the backyard and a roomy walk-in closet complete with shelving.
- **A Spa-Like Ensuite:** The ensuite boasts an oversized shower, a standalone tub, and a double vanity with quartz counters and undermount sinks. Dual mirrors and elegant lighting complete this tranquil space.



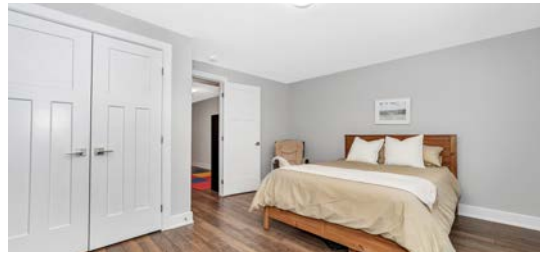
Additional Main Floor Bedrooms

- **Comfortable and Connected:** Two generously sized bedrooms are joined by a Jack and Jill bathroom, which features a quartz-topped vanity, undermount sink, and a bright window.



Lower Level Highlights

- **Ready for Fun:** The finished lower level includes a 4th bedroom with a large closet and window, a full 3-piece bathroom, and a spacious family room ideal for movie nights or game time. Additional play area, pot lights and low-maintenance flooring make this space as practical as it is inviting.
- **Room to Expand:** The unfinished area offers endless possibilities for customization to suit your needs.



Outdoor Oasis

- **A Backyard Made for Enjoying:** The fully fenced backyard features an irrigation system to keep your lawn lush, a large deck with a pergola for relaxing, a Jacuzzi Brand J-245 hot tub, and a 54" deep above-ground pool with a heat pump for summer fun.
- **Thoughtful Landscaping:** Privacy is ensured with mature trees
 - 24 White Spruce at the back of the home
 - 1 Red Maple and 1 Sugar Maple at the front—planted in 2022





What's Nearby

Within a 6 minute walk

- Andy Shields Park
- 1 Playground
- 1 Rink
- 1 Basketball Court
- 3 Ball Diamonds
- 3 Sports Fields
- 1 Skateboard Park
- 1 Trail

Within a 13 minute walk

- Shadow Ridge Park
- 1 Playground
- 1 Basketball Court

Within a 14 Minute walk

- Herb Johnson Park
- 1 Playground
- 1 Sports Field
- 1 Trail



Schools in the Area

Public Schools

- GREELY ELEMENTARY SCHOOL | 7066 Parkway Road, Greely
- CASTOR VALLEY ELEMENTARY SCHOOL | 2630 Grey's Creek Road, Greely
- Metcalfe PS | 2701 8th Line Rd
- OSGOODE TOWNSHIP HIGH SCHOOL | 2800 8th Line Road, Metcalfe

Catholic Schools

- St. Mary's elementary school | 5536 Bank Street, Gloucester
- St. Marks high school | 1040 Dozois Road, Manotick

French & French Catholic Schools

- Conseil des écoles publiques de l'Est de l'Ontario (CEPEO) | 2445 St Laurent Blvd, Ottawa
- Public Elementary School Michel-dupuis | 715 Brian Good Ave, Manotick
- ÉEP Michel-Dupuis | 1310 Chapman Mills Drive



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Please check with your broker for more details*
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