



**HAUSCHILD GROUP**  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®



## Stunning 2-Storey Home in Granite Ridge, Stittsville

### Curb Appeal & Location

Located on a quiet court in the desirable Granite Ridge neighborhood, this home offers a family-friendly setting and a beautifully landscaped, oversized pie-shaped lot—one of the largest in the area! This home offers the perfect blend of elegance, functionality, and outdoor enjoyment. Don't miss the opportunity to make it yours!

# 9 Galena Court

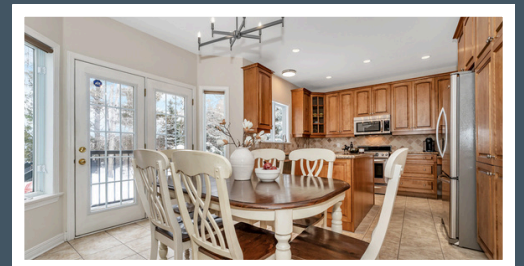
Granite Ridge, Stittsville

### About this Property

Enjoy the privacy of a fully fenced backyard with mature trees and access to a serene walking path.

### Awesome Features:

- ✓ 9' ceilings and oak hardwood throughout main floor
- ✓ Gas fireplace with oak mantle & marble tile surround
- ✓ Renovated Luxury Primary Ensuite
- ✓ High-end KitchenAid appliances four-burner gas stove
- ✓ Backyard Oasis
- ✓ Finished basement with wet bar



Contact me for more information:  
Christine Hauschild, Realtor®  
Christine@hauschildgroup.com  
613-799-5570  
www.hauschildgroup.com





# 9 Galena Court

## Granite Ridge, Stittsville

**Builder**

Bulat

**Model**

The Canterbury

**Year Built**

~2003

**Closing Date**

End of January 2025 or TBA

**Property Tax**

~\$6,003.65/2024

**Water**

~\$90/month

**Hydro**

~\$125/month

**Gas**

~\$170/month



**Inclusions**

Fridge, stove, dishwasher, washer, dryer, hood fan, humidifier, A/C, microwave, all light fixtures, all drapery tracks & rods, all window blinds, TV wall bracket, garage door opener w/2 remotes, central vacuum & access., nest thermostat, storage shed

**Exclusions**

NIL

**Updates & Upgrades**

- Master Bathroom ~2019
- Outdoor Kitchen ~ 2021
- Freshly painted and new quartz counter in main bath (2024)

**Hot Water Tank**

~2017

**Furnace**

~2003

**A/C**

~2003

**Windows**

~2003

**Flooring**

~Original

**Roof**

~2015

**Stove**

~2012

**Fridge**

~2012

**Washer**

~2008

**Dryer**

~2008

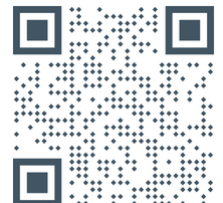
**Dishwasher**

~2012

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



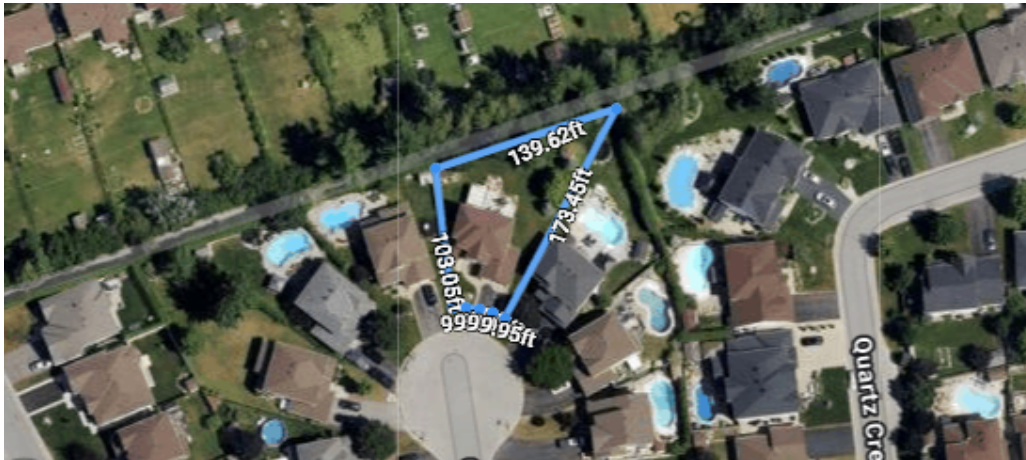
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Lot Measurements as per GeoWarehouse

173.45 ft x 139.62 ft x 103.05 ft x 9.95 ft x 9.95 ft x 9.95 ft x 9.95 ft



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### What's Nearby

**These facilities can be found within a 20 minute walk:**

- 4 Playgrounds
- 1 Basketball Court
- 1 Ball Diamond
- 2 Sports Fields
- 1 Community Centre
- 1 Trail

**Including:**

- Slate Park | 0.37 KM | ~5 minute walk
- Fringewood Park & Community Centre | 0.37 KM | ~5 minute walk
- Forest Creek Park | 0.68 KM | ~9 minute walk



### Schools in the Area

**Public Schools**

- Stittsville Public School | 40 Granite Ridge Drive
- Maplewood Secondary School | 700 Cope Drive
- South Carleton High School | 3673 McBean St



**Catholic Schools**

- St. Stephen School | St. Stephen School
- Sacred Heart High School | 5870 Abbott St E



**French & French Catholic Schools**

- ÉESP Maurice-Lapointe | 17 Bridgestone Drive
- ÉÉC Saint-Jean-Paul II | 5473 Abbott St E
- ÉSC Paul-Desmarais | 5315 Abbott St E

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

Please check with boards for individual needs\*

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