



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



2 Storey Townhouse

Kanata - Emerald Meadows/
Trailwest

Stunning 3-bedroom townhome with loft and finished basement, built by Glenview Homes in 2018. Located on a private road, this upgraded Oakwood model features hardwood floors on main level, a premium kitchen with granite countertops, extended driveway parking for three, and a fully fenced backyard. Surrounded by green space, ponds, and walking paths, offering style, comfort, and convenience.

838 Element Private

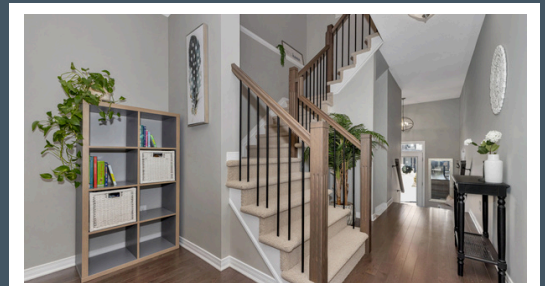
Kanata - Emerald Meadows/ Trailwest

About this Property

Step into a home where every detail has been thoughtfully designed for modern living. Whether you're hosting in the open-concept kitchen, relaxing in the bright loft, or unwinding in the finished basement, this home offers the perfect blend of space, style, and functionality.

Awesome Features:

- ✓ 9-ft ceilings & HW on main floor
- ✓ Designer kitchen w/ SS appliances & Granite counters
- ✓ 2nd level loft area
- ✓ Luxury Primary Suite
- ✓ Finished basement
- ✓ Parking for 3 vehicles (interlock, driveway + garage)



Contact me for more information:
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838 Element Private

Bridlewood

Builder

Glenview Homes

Model

Oakwood

Year Built

~2018

Closing Date

June 16,2025 or To Be Arranged

Property Tax

~\$4,138.44/2024 as per homeowner

Rental Items

Tankless Water Heater
~\$53.30/month with Enercare

Hydro

~\$100/month

Water/Sewer

~\$70/month



Gas

~\$87/month

Inclusions

Fridge, stove, dishwasher, washer, dryer, humidifier, air conditioner, microwave, all light fixtures (not excluded), TV wall brackets x 2, decorative shelves, garage door opener, nest thermostat, R/I for 3 pc bath in LL, smart lock in the front door

Exclusions

Light fixture over kitchen counter and dining room

50k in Upgrades at Time of Build

- Upgraded gourmet kitchen layout with upgraded kitchen cabinetry, granite countertop, marble backsplash, pot lights & more
- 5pc Luxury Ensuite bathroom
- Upgraded hardwood throughout the main floor, upgraded tiles throughout the home
- All knee walls removed from second floor corridor to get a open view from above to below and installed metal railings throughout
- Similarly developed basement staircase instead of knee wall
- Upgraded berber carpet throughout second floor and basement
- Upgraded closet doors, doors & wall paint throughout
- 3 piece rough-in for future basement bathroom in lower level with separate door
- Driveway Interlock/landscaping completed after build allowing parking for 3 vehicles (interlock driveway + garage)
- Fence & deck in the backyard with wood platform for furniture

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

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



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What's Nearby

Transit:

The nearest rail transit stop is:

- Fallowfield - 9.91km

The nearest street-level transit stop is:

- Hope Side At Freeport - 3 minute walk

Safety:

Queensway Carleton Hospital - 8.1km

Fire Station 41 - 2.92km

Ottawa Central/West Police - 5.84km

Parks and Recreation:

Meadowbreeze Park

- 98 Meadowbreeze Drive - 4 minute walk

Proudmore Romina Park

- 205 Romina Street - 7 minute walk

Brigitta Park

- 354 Brigitta Street - 10 minute walk

Grassy Plains Park

- 85 Grassy Plains Drive - 11 minute walk



Schools in the Area

Public Schools

Bridlewood Community ES | 63 Bluegrass Drive

Glen Carin PS | 182 Morrena Road

A.Y. Jackson S.S | 150 Abbeyhill Drive



Catholic Schools

Holy Trinity Catholic HS | 180 Katimavik Road

St. Anne School | 500 Stonehaven Drive

French & French Catholic Schools

ÉESP Maurice-Lapointe | 17 Bridgestone Drive

ÉEC Elisabeth-Bruyère | 100 Stonehaven Drive

ÉEC Paul-Desmarais | 5315 Abbott Street E



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

Please check with boards for individual needs*

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