



HAUSCHILD GROUP  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®

## Executive 3-Storey with walk out!

Vance Farm, Kanata

Welcome to 38 Roycroft Way, a distinguished Landark 'Wright' model nestled on 2.539 acres in the exclusive Vance Farm enclave of Kanata North.

### 38 Roycroft Way

Vance Farm, Kanata

#### About this Property

Designed with timeless architecture and thoughtful craftsmanship, this exceptional residence offers over 6,600 sq ft of finished living space across four levels, combining elegance, function, and comfort for modern family living.

#### Awesome Features:

- ✓ 4+1 Beds, 5 baths
- ✓ Inground, Saltwater Pool
- ✓ 4 Levels of Finished Space
- ✓ 3 car garage
- ✓ Sunroom + Loft Retreat
- ✓ Walkout Lower Level
- ✓ 3 Fireplaces (2 Gas + 1 Woodburning)



Contact me for more information:  
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A flagstone path leads to the inviting wraparound porch, setting the tone for the home's warm and welcoming character.

At the heart of the home, the chef's kitchen is equipped with granite counters, solid wood cabinetry, built-in appliances, a walk-in pantry, and a generous eating area with custom built in display cabinetry.

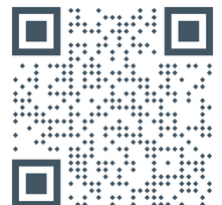


The expansive primary suite features a sitting area with gas fireplace and stone surround, spacious walk-in closet, and a luxurious 5-piece ensuite

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



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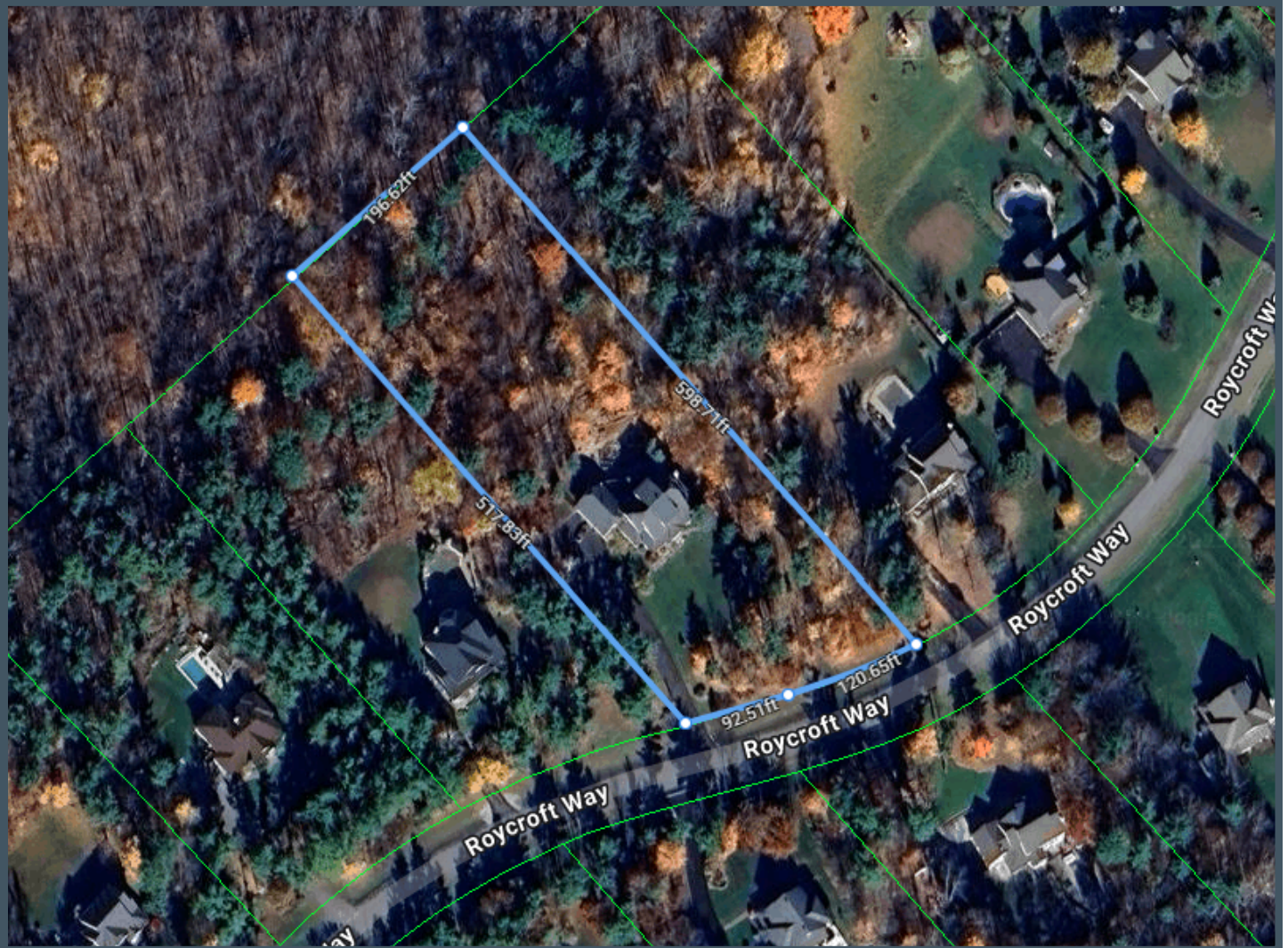




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Lot Measurements as per GeoWarehouse

Approx. 598.71 ft x 196.62 ft x 517.83 ft x 92.51 ft x 120.65 ft, 2.539 Acres



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# 38 Roycroft Way Kanata

## Builder

Landark

## Model

Wright

## Year Built

~2002

## Closing Date

To Be Arranged

## Property Tax

~\$9,675/2024 as per homeowner

## Rental Items

Hot Water Tank  
~\$48.30/month ~ Enercare

## Hydro

~\$174/month

## Gas

~\$306 (Mar), \$292.42 (Feb)



## Alarm System

~\$27/month ~ Telus

## Inclusions

Fridge, Stove, Dishwasher, Washer, Dryer. Humidifier, A/C, Microwave, all light fixtures, HRV, all window blinds, garage door opener, central vacuum, salt water swimming pool and accessories, water treatment, irrigation system, Generac generator, sump pump, septic pump, workbench

## Exclusions

Nil

## Updates & Upgrades

- ~2014 Roof Shingles replaced - Stewart Roofing
- ~2019 Furnace (there are 2 units)
- ~2023 Culligan water treatment updated
- ~February 2024 Generac generator installed with 7 year warranty
- ~June 9, 2025 Septic Pumped
- ~August 2024 new pool heater

## Hot Water Tank

~2024

## Furnace x 2

~2019

## A/C

~2002

## Windows

~2002

## Flooring

~2002

## Roof

~2014

## Stove

~2002

## Fridge

~2002

## Washer

~2024

## Dryer

~2024

## Pool

~2007

## Septic

~2002

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## What's Nearby

### Transit

The nearest street-level transit stop is Donald B Munro at Robertlee - 4.3km

### Safety

Queensway Carleton Hospital - 15.68km

Fire Station 45 - 3.29km

Ottawa OPP - 10.61km

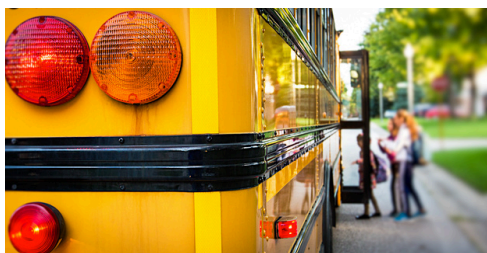
### Parks & Recreation

Trevor Vance Park - 129 Goodman Dr - 5 minute walk  
- Playground

Bannockburn Park - 1557 Landel Dr - 2.35km  
- Playground and sports field

Greenbriar Park - 1720 Dunrobin Rd - 2.59km  
- Play ground and walking trail

Saddlebrook Park - 160 John Aselford Dr. 2.65km  
- Walking Trail



## Schools in the Area

### Public Schools

Jack Donohue PS | 101 Penrith Street

South March PS | 1032 Klondike Road

West Carleton SS | 3088 Dunrobin Road



### Catholic Schools

St. Isidore School | 1105 March Road

All Saints High School | 5115 Kanata Avenue



### French & French Catholic Schools

ÉEP Grand-Ourse | 1385 Halton Terrace

ÉESP Maurice-Lapointe | 17 Bridgestone Drive

ÉEC Saint-Rémi | 100 Walden Drive

ÉSC Paul-Desmarais | 5315 Abbott Street East

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

Please check with boards for individual needs\*

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