



HAUSCHILD GROUP  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®

## Detached 2-Storey Stittsville/Amberwood

Upstairs offers four spacious bedrooms including a primary with walk-in closet, Roman tub, and custom shower. Enjoy a finished lower level, saltwater pool, mature landscaping, and California shutters in select rooms. Close to schools, parks, and transit.

## 9 Red Oaks Trail

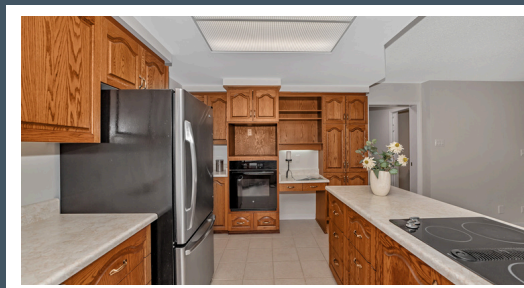
Stittsville/Amberwood

### About this Property

Welcome to 9 Red Oaks Trail, a full brick 4-bed, 3-bath home on a quiet street in Amberwood. Featuring a classic layout with a curved oak staircase, large kitchen with island and prep sink, and a cozy family room with gas FP.

### Awesome Features:

- ✓ Spacious kitchen w/ oak cabinetry, prep sink & island
- ✓ Family room w/ gas fireplace & brick surround
- ✓ 4 well-sized bdrms + ensuite w/Roman tub & custom shower
- ✓ Saltwater pool, diving board & landscaping
- ✓ Double garage w/ interior access & side entry
- ✓ Finished LL + 2 oversized storage areas



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







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Lot Measurements as per GeoWarehouse

Approx. 67.17' wide at front x 101.44' deep x 53.51' wide at rear



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



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## 9 Red Oaks Trail Stittsville/Amberwood

### Builder

Holitzner

### Closing Date

Immediate or To Be Arranged

### Year Built

~1987

### Property Tax

~\$5,860.18/2024

### Rental Items

Hot Water Tank

~\$30/month

### Gas

~\$150/month

### Hydro

~\$90/month

### Water/Sewer

~\$70/month



### Inclusions

Fridge ('as is' has a dent), stove top & wall oven, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, all light fixtures, all window blinds, garage door opener w/1 remote, central vacuum 'as is' (rough-in only), inground salt water pool, winter safety pool cover, 2 storage sheds, deck 'as is'

### Exclusions

Pool cleaner

### Hot Water Tank

~2022

### Furnace

~2020

### A/C

~2003

### Windows

~2008

### Flooring

~2005

### Roof

~2014

### Stove

~2010

### Fridge

~2010 (dent 'as is')

### Washer

~2015

### Dryer

~1998

### Dishwasher

~2024

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### What's Nearby

#### Transit

The nearest street-level transit stop is Hedgerow at Trailway

#### Safety

Queensway Carleton Hospital - 11.56km

Ottawa Fire Station 81 - 1.28km

Ottawa Central/West Police - 3.2km

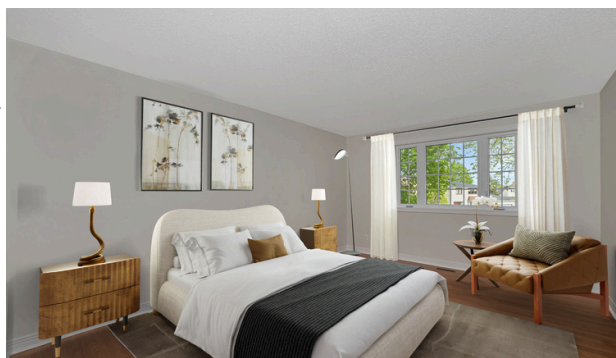
#### Parks & Recreation

Amberwood Pathway - 72 Trailway Circle - 2 minute walk  
- Walking Trail

Wyldwood Park - 245 Wintergreen Drive - 3 minute walk  
- Playground and Picnic Facilities

Paul Lindsay Park - 81 Trailway Circle - 5 minute walk  
- Playground and Walking Trail

Forest Creek Park - 21 Amy Street - 9 minute walk  
- Playground



### Schools in the Area

#### Public Schools

Stittsville PS | 40 Granite Ridge Drive

Maplewood SS | 700 Cope Drive

South Carleton HS | 3673 McBean Street



#### Catholic Schools

Holy Spirit ES | 1383 Main Street North

Sacred Heart HS | 5870 Abbott Street East



#### French & French Catholic Schools

ÉESP Maurice-Lapointe | 17 Bridgestone Drive

ÉÉC Saint-Jean-Paul II | 5473 Abbott Street East

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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