



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Detached Sidesplit Carp-Huntley Ward

Set on a quiet, friendly street, this versatile side-split home offers a unique blend of modern upgrades, functional spaces, and outdoor enjoyment—all on a generously sized lot that extends beyond the tree line.

118 Rushing Brook Drive

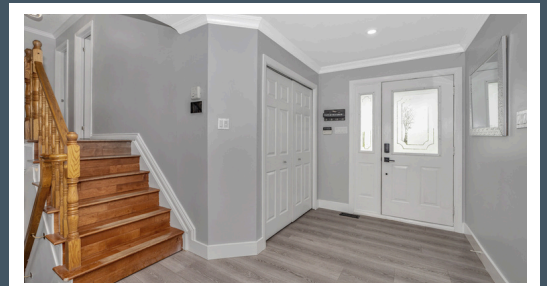
Carp-Huntley Ward

About this Property

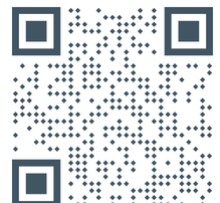
Ideal for families, hobbyists, or entrepreneurs, this property features a 3-car garage (including a separate insulated bay), multiple living areas, and a thoughtfully renovated main floor.

Awesome Features:

- ✓ Private, 2 acre tree-lined lot
- ✓ 3-car garage incl. insulated bay
- ✓ Extensively Renovated Main level
- ✓ Lower level family room w/ pool table & bar
- ✓ Multi-level living
- ✓ Backyard Retreat w/ firepit, outdoor kitchen & sauna



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The main floor has been beautifully updated with flooring, upgraded electrical, recessed pot lighting, and a newly installed support beam for enhanced structural integrity. The layout was cleverly opened up to provide a modern, airy feel, allowing for easy open-concept living that's perfect for everyday life and entertaining alike.

Extensively renovated
Contemporary Kitchen
w/white IKEA cabinetry with
upgraded hardware, stylish tile
backsplash and over-island lighting,
built-in microwave, SS appliances,
gas stove, sliding door walkout to
backyard patio (1 year old)



The generous dining area is ideal
for entertaining and perfectly
suited to hosting large family
gatherings with ease.

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



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Primary Suite features hardwood flooring, double-door entry, updated paint, and ceiling. Includes a walk-in closet and an ensuite with a separate tub and stand-up shower.

Two Additional Bedrooms located on the upper level.

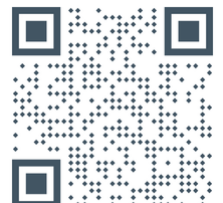


Both well-appointed bedrooms feature rich hardwood flooring, offering comfort and timeless style.

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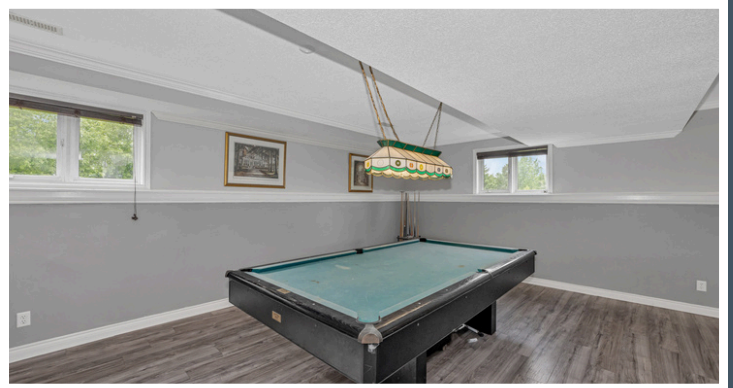


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Custom bar area with one large fridge and two smaller beverage fridges, perfect for added entertaining space.

The expansive family room easily accommodates a full-size pool table (included 'as is'), offering a great space for casual entertaining and family fun.



Amazing family space complete with newer flooring, ideal for movie nights, games, or gatherings.

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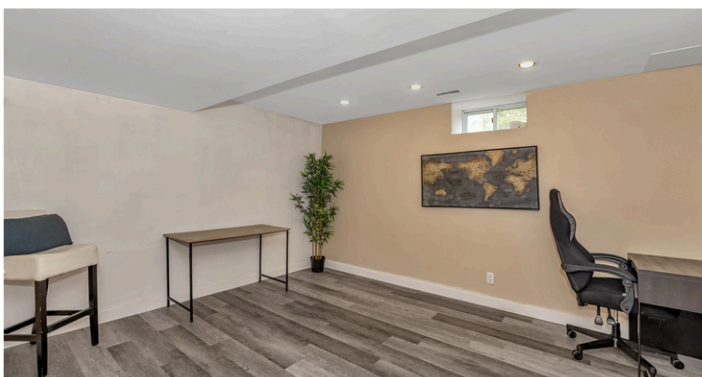


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Large lower level family room allows for imagined spaces could allow for office space
The spacious lower-level family room provides exceptional versatility, easily accommodating an office space, media room, play area, or fitness space—tailored to meet the evolving needs of today's families.

Experience multi-level living at its finest, with generous, well-designed spaces perfectly suited for a growing family.



The lower-level space offers excellent flexibility and could serve as a comfortable den, private office, or quiet retreat—ideal for remote work or relaxation.

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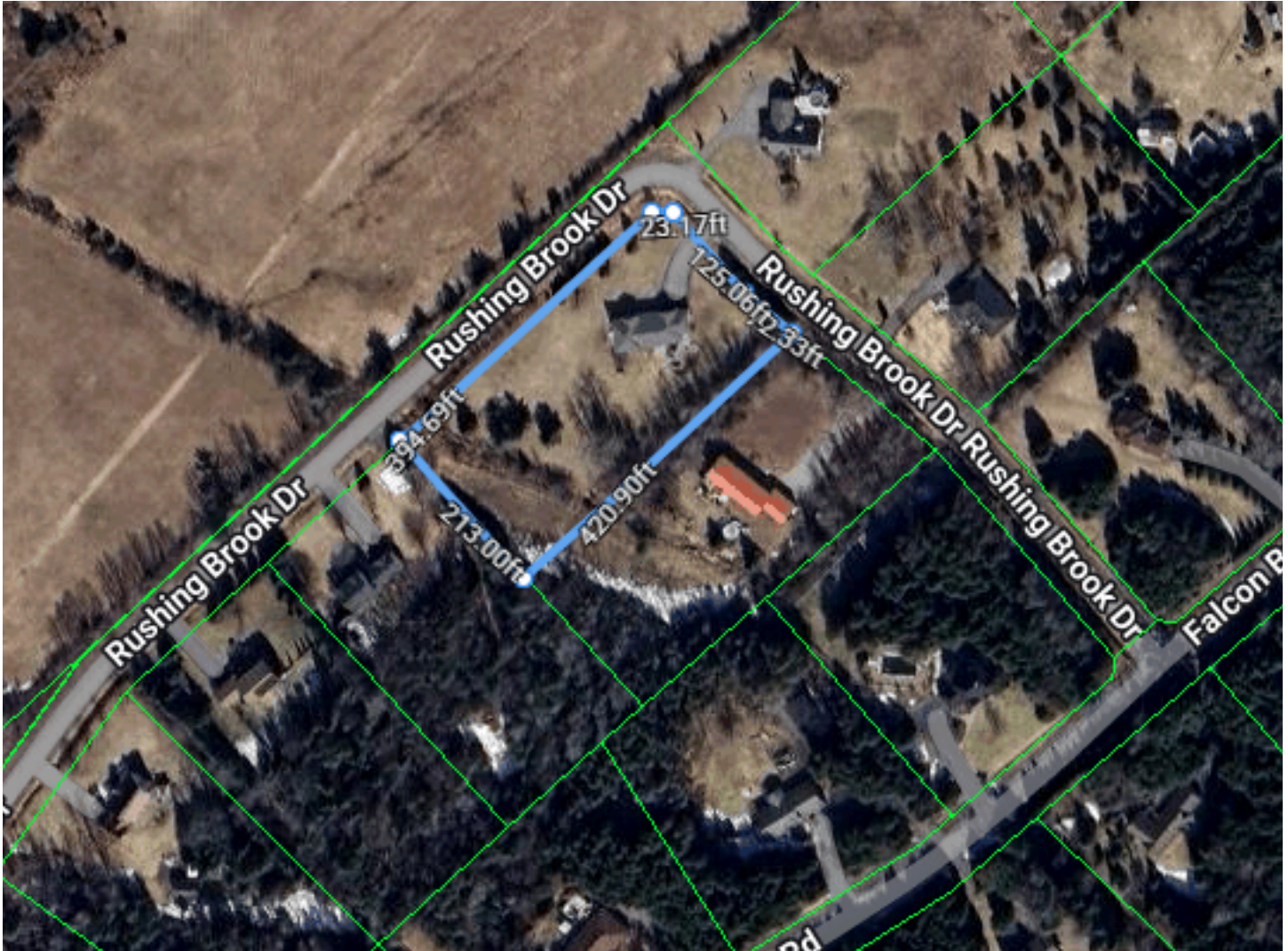




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Lot Measurements as per GeoWarehouse

Approx. 125.06' wide at front x 394.69' deep x 213' wide at rear



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118 Rushing Brook Drive Carp/Huntley Ward

Year Built

~1994

Closing Date

End of August/ Early September -
60-90 Days

Property Tax

~\$4,600/2024 as per homeowner

Rental Items

None

Hydro

~\$250/month

Gas

~\$150/month



Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, Air conditioner, microwave, all light fixtures, all drapery tracks and rods, all drapes. garage door opener & 2 remotes, central vacuum and accessories, nest thermostat, water treatment, reverse osmosis & water softener, wood burning sauna

Updates & Upgrades

- ~2021 New Roof
- ~2021 Installed new Culligan water system with UV and Reverse Osmosis
- ~2022 New Well Pump & Tank
- ~2023 Kitchen & Main Level Renovation
- ~2023 Replaced all flooring in lower basement and second basement
- ~2023 Installed new Air Conditioning System and Furnace

Note: All dates are indicated to the best of the sellers knowledge

Hot Water Tank

~Unknown

Furnace

~2023

A/C

~2023

Windows

~Original

Flooring

~2022

Roof

~2021

Stove

~Unknown

Fridge

~2021

Washer

~2021

Dryer

~2021

Dishwasher

~2022

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What's Nearby

Transit:

The nearest street-level transit stop is Carp at Ad. 2133

Safety:

Almonte General Hospital 15.25km

Ottawa Fire Station 84 - 4.84km

Ottawa Cretal/West Police - 6.53km

Parks and Recreation:

Carrol Homestead Community Park/Corkery Community Centre - 3447 Old Almonte Rd - 4.48km

- Playground, 2 sports Fields, Basketball Court, Ball

Diamond, Rink and Community Hall

Feed Mill Creek Park - 1080 Carp Road - 4.58km

- Playground and walking trail

Ladybird Park - 65 Sirocco - 4.76km

- Playground

Thunderbird Sports Centre - 1927 Richardson Side Road - 4.76km

- Golf Course and Clubhouse



Schools in the Area

Public Schools

Huntley Centennial PS | 118 Langstaff Drive

West Carleton SS | 3088 Dunrobin Road

Catholic Schools

St Michael School (Corkery) | 1572 Corkery Road

All Saints Catholic HS | 5115 Kanata Avenue

French & French Catholic Schools

ÉEP Grand-Ourse | 1385 Halton Terrace

ÉESP Maurice-Lapointe | 17 Bridgestone Drive

ÉÉC Saint-Rémi | 100 Walden Drive

SC 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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