



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR



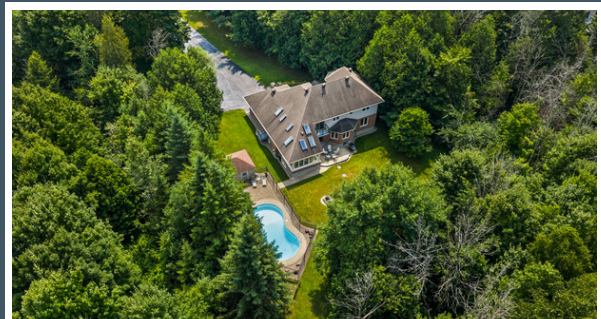
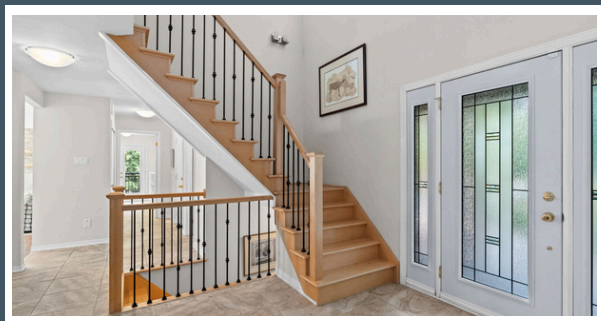
10 Weldale Drive 2-Storey Kanata North Retreat

About this Property

This beautifully renovated home blends high-end finishes with functional design, offering bright, open living spaces and a private backyard oasis with a saltwater pool. Thoughtfully updated inside and out, the property is move-in ready and located in a sought-after neighbourhood close to parks, trails, shopping, and Kanata's high-tech hub.

Awesome Features:

- ✓ 4 Bed, 3 Bath home w/2 car garage
- ✓ Sun-filled rooms with rich hardwood & architectural details
- ✓ Gourmet kitchen w/quartz counters, SS appls & lrg island
- ✓ Private outdoor Oasis w/salt water inground Pool
- ✓ Oversized Primary Suite w/sitting area + Spa Ensuite
- ✓ Finished lower level offering extra living & entertainment space



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Gourmet Kitchen – Fully renovated with a large island, cork flooring, Jenn-Air cooktop with downdraft exhaust, GE convection oven, Bosch dishwasher, LG refrigerator, unique backsplash, and wall oven. Open concept to the living room for effortless entertaining.

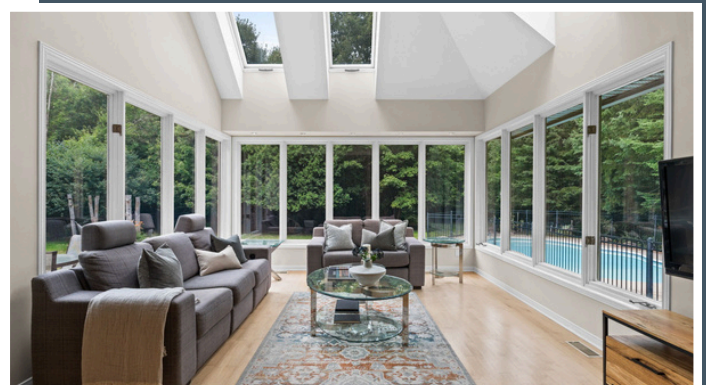
Flexible Floor Plan –
Breakfast/eating area plus a versatile flex space off the kitchen (ideal for a formal dining room, additional living room, or main floor bedroom).



Living Room – Features a stone-surround propane fireplace with custom mantel and shelves, hardwood flooring, skylights, and views of the backyard and pool.



Soaring ceilings, skylights, and a wall of windows frame views of lush trees, landscaped grounds, and a private backyard retreat.



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



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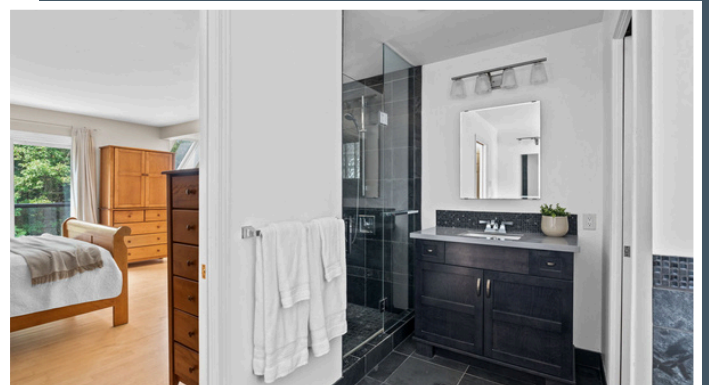
Primary Suite – A true retreat with a spacious walk-in closet, spa-inspired luxury ensuite, and a relaxing sitting area.

Step out onto the private balcony, enhanced with composite decking and sleek glass railing, to enjoy tranquil views year-round.



A sumptuous ensuite designed for indulgence, where a deep soaker jet tub invites moments of pure relaxation.

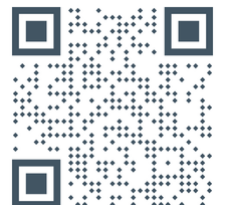
Separate glass-enclosed shower, rich slate flooring, and dual sinks—perfect for both everyday convenience and spa-like indulgence.



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Additional bedrooms include a versatile second bedroom—ideal as a nursery or home office—plus two spacious bedrooms, all served by an enlarged main bath.



The lower level, fully finished with stylish luxury vinyl flooring, offers a generous open-concept recreation area.



The perfect space for family gatherings, entertaining, or creating a personalized home gym or media space.



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Updates & Upgrades

2025

- Basement Watchdog Big Combo Connect sump pump with backup pump & battery

2024

- Updated primary bedroom balcony — composite decking with glass railing
- Updated laundry porch — composite decking with black railing

2022

- Basement luxury vinyl plank flooring
- Forced-air propane furnace
- Pool heater

2020

- GE convection oven
- Hayward pool pump

2019

- New water softener

2018

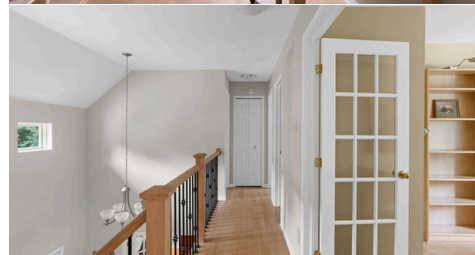
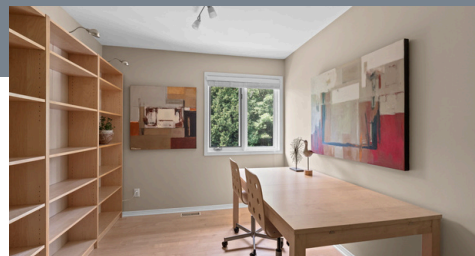
- Bosch dishwasher
- LG microwave
- Laundry cabinets

2017

- LG refrigerator
- Beam central vacuum
- 60-gallon hot water tank

2014 — Major Renovation #2 by Lagois Design & Build

- Jenn-Air black ceran cooktop with downdraft exhaust fan
- LG washer & dryer
- Brick pillars at driveway
- Redesigned/centered front pillars
- Porch roof peak added, front roof line changed and transom windows added
- New front & side doors
- Flooring updates: living room hardwood, basement stairs hardwood, tile in foyer, powder room and laundry room
- Roof shingles replaced
- 6" high-capacity aluminum eavestrough with leaf guards



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Updates & Upgrades

2014

- Concrete sills at front door & living room windows
- Aluminum fascia & soffits
- Pot lights on front porch
- Exterior front light fixtures
- GenerLink exterior generator hookup

2013

- Risers added to septic tank
- New pressure tank for well
- New water filter system (sulphur, iron & manganese)
- Central air conditioner

2012

- River rock around house perimeter
- New well pump

2011

- Interlock: raised back patio, walkway to pool, front walk & garden beds

2010

- Shed built (split for pool equipment & garden tools)
- Pool patio interlock, French drain & landscaping
- Cedar siding painted

2009 — Major Renovation #1 by Lagois Design & Build

- Valour propane fireplace (living room)
- Saltwater pool installed
- Well head extended above ground
- Kitchen — complete demolition & renovation
- Bathrooms:
 - Main bath — full demolition & renovation
 - Ensuite — full demolition & renovation
 - Powder room — new custom vanity, toilet, sink, and faucet
- Staircase — capped in hardwood with black metal spindles & hardwood railing
- Patio doors replaced off kitchen & primary bedroom
- Stone feature wall with custom mantel & shelving around propane fireplace
- maple hardwood flooring (site finished) first floor office, dining room, hall, primary and secondary bedrooms
- Reconfigured main floor layout: created main floor office and separate formal dining room from traditional sitting room
- transom window added between rooms

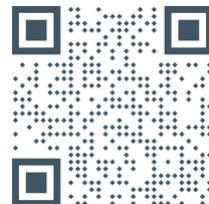
2008

- Garage door and opener



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10 Weldale Drive Kanata North

Builder

Unknown

Year Built

~1988

Property Tax

~\$6,288.50/2025

Hydro

~\$191/month

Model

Custom

Closing Date

September 30th or To Be Arranged

Rental Items

Hot Water Tank ~\$79.85/month

Propane Tank ~ \$67.80/year

Gas (Propane)

~\$518.11/month (Furnace, pool heater, fireplace)



Inclusions

Fridge, microwave, Jenn-Air downdraft stove, oven, dishwasher, washer, dryer, all light fixtures, drapery tracks and rods, window blinds, drapes, TV wall brackets (x2), bedroom TV, central A/C, Generlink exterior generator hook up, pool fridge, pool robotic cleaner, workbench, chest freezer, garage door opener w/2 remotes and 1 key pad, central vacuum, programable thermostat, Water Treatment (Iron, sulphur, maganese remover), water softener, salt water swimming pool, propane heater, pool/garden shed, Shelter Logic portable garage, living room TV, pool tarp, water bags, solar cover, roller for solar cover, brush and leaf net on extendable pole, mini fridge in pool house, front garden bench, Ring alarm system components: base station, doorbell camera, motion sensor, door sensor (exterior doors & patio doors), water sensor (equipment only, not 24/7 monitoring by Ring Inc), white shelving in laundry room, mesh firepit cover.

Note: Stove top 'as is' (chip in top, works well), Bosch dishwasher 'as is' (has minor rust on racks only, works well), Fridge has ice maker potential (no water line & not currently connected), BBQ negotiable.

Exclusions

Pegboard in workshop

Hot Water Tank

~2017

Furnace

~2022

A/C

~2013

Windows

~Both patio doors 2009, front & Side door 2014, Others are original

Flooring

~2009, 2014, 2022

Roof

~2014

Stove

~Jenn-Air 2014

Fridge

~LG 2017

Washer

~LG 2014

Dryer

~LG 2014

Dishwasher

~Bosh 2018

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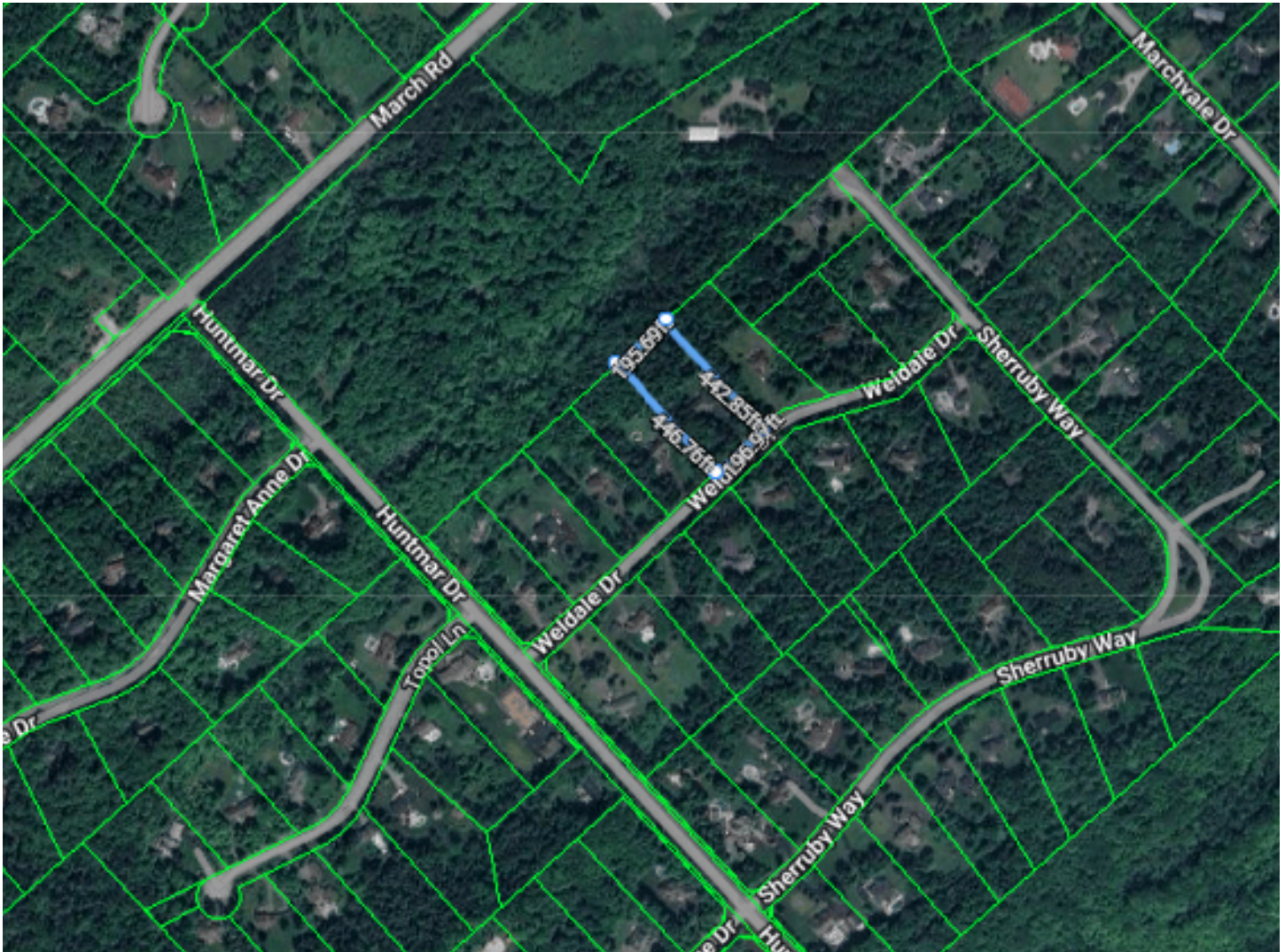




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Lot Measurements as per GeoWarehouse

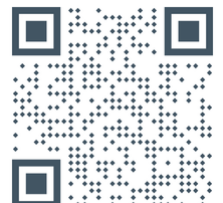
195.69 ft x 446.76 ft x 196.97 ft x 442.85 ft



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What's Nearby

Transit:

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

Safety:

Queensway Carleton Hospital - 14.24km

Fire Station 45 - 3.82km

Ottawa Central/West Police - 8.13km

Parks and Recreation:

Loch March Golf & Country Club - 1755 Old Carp Rd - 5 Minute drive
- Golf Course - Country Club

Bannockburn Park - 1557 Landel Drive - 2.8km, 4 minute drive
- Playground and Sports Field

Trevor Vance Park - 129 Goodman Drive - 5.8km, 6 minute drive
- Playground

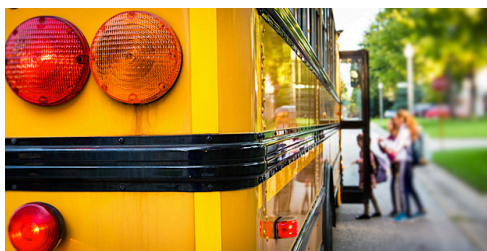
South March Highlands Conservation Forest - 895 Old Second Line Road - 5km, 6 minute drive

Hiking & Biking trails

Crazy Horse Trail - 10 minute walk to trailhead, corner of Huntmar/March Rd

Carp Splash pad - 4.6km

Carp W. Erskine Johnston Arena - 3832 Carp Rd. - 4.9km, 6 minute drive



Schools in the Area

Public Schools

South March PS | 1032 Klondike Road

West Carleton SS | 3088 Dunrobin Road

Jack Donohue PS | 101 Penrith Street



Catholic Schools

St. Isidore School | 1105 March Road

All Saints Catholic HS | 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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