



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



7 Sara Court

Detached 2 Storey
Fallowfield Estates

About this Property

This breathtaking custom stone and stucco estate is set on 1.1 mature acres in Fallowfield Estates and showcases 3x OCHBA award-winning design, exceptional craftsmanship with built-ins throughout, and beautifully executed landscaping. Offering 5 spacious bedrooms and 5 baths, this remarkable home features a main floor primary suite, a thoughtfully designed second level with a loft and 2nd laundry room, a finished lower level, and expansive outdoor living with a saltwater pool, hot tub, 2 sheds, and a custom playhouse.

Awesome Features:

- ✓ Premium Pie Shaped Lot
- ✓ Oversized 3-Car Garage
- ✓ Built-Ins & Millwork
- ✓ 2-Way Main Level FP
- ✓ 2 Laundry Rooms
- ✓ Saltwater Pool and Hot Tub



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A grand foyer sets an unforgettable first impression with warm cherry tones, natural stone accents, and intricate millwork that speaks to the home's exceptional craftsmanship. The sweeping main staircase draws the eye upward, offering a beautiful introduction to the thoughtful design, scale, and elegance found throughout the home.



The impressive great room is flooded with natural light and anchored by a striking two-way gas fireplace, detailed coffered ceilings, and rich hardwood floors. This inviting gathering space blends comfort and sophistication, making it an ideal place for everyday living and memorable entertaining.



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



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A chef-worthy kitchen featuring antique cream cabinetry, a cherry accent island, granite counters, and beautiful stone detailing over the stove with a pot filler. Thoughtful elements such as radiant floor heating, glass uppers, a wine rack, pots and pans drawers, and an appliance garage enhance both the beauty and function of this well-designed space.



The island grounds the space for casual meals and gatherings, creating a seamless extension of the kitchen. The sun-filled breakfast nook offers a charming window seat with deep drawers, and a functional built-in desk area.

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The elegant dining room blends timeless character with contemporary comfort, featuring a dramatic full-height stone wall, a coffered ceiling with ambient uplighting, and ample room for hosting intimate dinners or large celebrations.



This luxurious main floor retreat is a haven of warmth and refinement, highlighted by rich wood detailing, a beautiful window feature, and a cozy gas fireplace in the sitting area. Additional features include a generous walk-in closet and sophisticated inlay carpet set into a hardwood border—bringing both comfort and craftsmanship to this private space.



The spa-inspired ensuite offers a deep stand-alone tub, radiant floor heating, a custom glass shower with a rainhead fixture, a private water closet, and a stunning double-sink vanity crafted in cherry with travertine counters. A serene setting designed for restorative daily routines.



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With added pantry storage for household essentials, this main floor laundry room is designed for efficiency and convenience. Thoughtfully located off the kitchen with direct access to the pool and primary suite, it's ideal for pool use and busy family living. A nearby powder room and access to the second staircase further streamline routines and keep the home's main spaces organized.

The main floor den provides an inviting and versatile workspace framed by large windows and custom built-ins. Whether used as a home office, study, or reading room, it delivers both functionality and charm with its warm finishes and tranquil view of the grounds.



Thoughtfully crafted for busy family living, the generous mudroom includes abundant built-in cabinetry, fridge, and a window seat with storage beneath. Direct access to the backyard, front entry, and garage makes this a highly functional hub for staying organized and on the go.



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The second floor loft offers a flexible living area ideal for homework, play, or unwinding, complete with a built-in cabinet, open shelving, and an attached wall desk for organized storage and workspace. This well-designed zone adds meaningful function to the upper level.

Generously sized and beautifully styled, the second bedroom features striking black accents, a walk-in closet, and excellent natural light. It offers an elevated sense of privacy with direct access to an ensuite.



This well-appointed ensuite offers a walk-in shower, refined finishes, and built-in shelving and cupboards, and also provides secondary access from the hallway for added convenience.

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The bright third bedroom offers generous space with large windows, a walk-in closet, custom shelving, and an attached desk, providing a comfortable and functional environment for rest, study, or play. Easy access to the shared Jack-and-Jill bathroom adds everyday convenience.

Equally spacious, bedroom four features a beautiful built-in and shares the Jack and Jill bath with bedroom three. Thoughtfully designed to balance privacy with functionality.



The second floor laundry room includes abundant cabinetry, a fold-out ironing board, and generous workspace—making daily routines seamless. The convenience of having a second laundry room is a major asset for modern family living.

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This expansive lower level family room offers exceptional flexibility with a large built-in unit, an electric fireplace, and ample room for games, media, and entertaining. There is also a full bathroom on this level, making it a highly functional extension of the home.

A spacious and private fifth bedroom on the lower level offers ideal accommodations for guests, extended family, or nanny use.



This gym area can easily serve as a flexible multi-purpose room—whether for fitness, hobby space, or additional sleeping arrangements. Two storage areas, a utility room, and a cold storage room complete this practical lower level.

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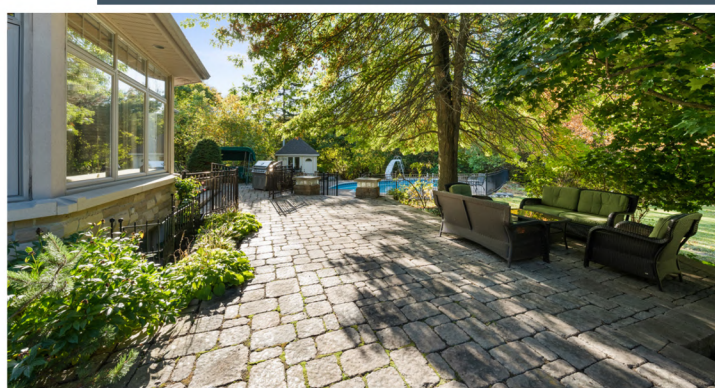
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Beautifully crafted stone patios and walkways create inviting outdoor zones ideal for lounging and entertaining. A relaxing hot tub adds a luxurious touch, while lush landscaping and multiple vantage points allow you to enjoy the serene natural surroundings. Mature trees, a large open yard, perennial plantings, and thoughtfully designed outdoor spaces make these grounds truly exceptional.



The perfect backyard oasis! The heated saltwater pool serves as the focal point of this incredible outdoor space, complete with a slide, diving board, pool shed, and a custom-made pool cover designed for year-round protection.



The expertly landscaped 1.1-acre property features an irrigation system, custom playhouse, small outbuilding, a large 20' x 14' outbuilding (2013), and a new Generac home generator (2024). The oversized 3-car garage is an absolute dream with a 4th garage door to the rear of the home and stair access to the basement.

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Lot Measurements as per GeoWarehouse

10.07 ft x 10.07 ft x 10.07 ft x 10.07 ft x 10.07 ft x 10.07 ft x 10.07 ft x 234.68 ft x 199.92 ft x
131.13 ft x 255.31 ft



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Builder

Custom - 2003

Closing Date

To Be Arranged

Property Tax

~\$10,494.26/2025 as per tax bill

Alarm Monitoring

Carleton Security
~\$24.95/month (can be cancelled)

Hydro

~\$200/month

Gas

~\$305/month

Inclusions

2 fridges (mudroom & kitchen), stove, wall oven, coffee maker (not used by current owner), dishwasher, hood fan, microwave, all kitchen appliances 'as is' (as most are original to the home), 2x washer (2nd lvl washer 'as is' older), 2 dryers (2nd lvl dryer 'as is' older), 4x auto garage door openers, central vac w/2x hoses & 1 powerbar, water softener, water line to fridge, A/C x2, humidifier x2, wall safe, all light fixtures, bathroom mirrors, HRV, drapery tracks & rods as installed, alarm system, irrigation system, fencing (chain link & wrought iron, plastic sound fencing), hot tub 'as is' (was working last time it was used in early summer), jetted tub, in-ground pool, outdoor playhouse, pool shed, large outbuilding, small outbuilding, heater in garage, built-in shelving in garage, large cabinet in great room, built-in cabinets in LL family room, electric fireplace

Updates & Upgrades

- ~2013 Built-in cabinets in lower level with electric fireplace
- ~2013 20' x 14' outbuilding
- ~2024 Generac generator
- ~2025 Ductwork professionally cleaned
- ~2025 Windows and stonework all had new caulking

Exclusions

TV in great room

Notes

- This home was a 3x Ottawa Carleton Home Builders Award Winner for outstanding design
- Some items could be negotiable

Hot Water Tank

~Jan 2025

2 Furnaces

~Oct 2017

A/C

~2003

Windows

~2003

Flooring

~2003

Roof

~2014

Stove

~2003

Kitchen Fridge

~2003

Washer x2

~2014 main level
~2003 2nd level

Dryers

~2014 main level
~2003 2nd level

Dishwasher

~2003

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What's Nearby

Transit

The nearest street-level transit stop is Old Richmond at Fallowfield & nearest rail transit stop is Fallowfield

Safety

Queensway Carleton Hospital - 3045 Baseline Road

Fire Station - 380 Eagleson Road

Police Station - 1921 Provincial Police Lane

Parks And Recreation

Monaghan Forest Park

- 4 minute walk - 1160 Moodie Drive

- Trail

Rooney Park

- 5 minute walk - 15 Steeple Hill Crescent

- Playground, Rink, Basketball Court, Ball Diamond, Trail



Schools in the Area

Public Schools

Goulbourn Middle School | 2176 Huntley Road

Richmond Public School | 3499 McBean Street

South Carleton High School | 3673 McBean Street



Catholic Schools

St. Patrick Elementary School | 68 Larkin Drive

St. Mother Teresa Secondary School | 440 Longfields Drive



French & French Catholic Schools

École élémentaire et secondaire Maurice-Lapointe | 17 Bridgestone Drive

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

Please check with boards for individual needs*

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