



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



28 Maplehill Way

Detached, Sidesplit
Manotick/Barrhaven

About this Property

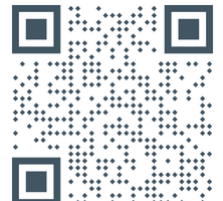
An exceptional 3 + 1 bed, 2.5-bath home nestled on a highly sought-after, low-turnover street known for its strong sense of community. With ~2476 sq.ft. of living space on all levels, this home has been thoughtfully renovated for family living, it offers generous space and functionality, including a spacious walkout LL ideal for entertaining. Set on a mature lot with a private backyard retreat, secondary driveway, and just moments from the Rideau River, parklands and trails. A rare opportunity to live in a truly special setting!

Awesome Features:

- ✓ Massive 110' x 135' Lot
- ✓ Open Concept Layout
- ✓ Fully Fenced Backyard w/ Deck, Hot Tub & Fire Pit
- ✓ Hardwood on Main Level
- ✓ Expansive Walkout LL
- ✓ Proximity to Rideau River, RVCA & Trails



Contact me for more information:
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Lot Measurements as per GeoWarehouse

135.05 ft x 110.79 ft x 135.05 ft x 110.74 ft



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



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Manotick/Barrhaven

Year Built
~1972

Closing Date
Immediate or To Be Arranged

Property Tax
~\$5,606.12

Rental Items
Hot Water Tank ~\$31/month
Propane Tanks ~\$80/year

Hydro
~\$240/month

Propane
~\$260/month

Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, microwave, bathroom mirrors, curtains, drapery tracks & rods (primary bedroom excluded), window blinds, foyer bench cushion, LL ceiling surround sound speakers, LL beverage centre, A/C, humidifier, water softener, hot tub & cover, LL fireplace as-is*, 1 garage door keypad & 2 openers

Updates & Upgrades

- ~2025 Water softener
- ~May 2025 Duct cleaning by Home Depot contractor
- ~May 2025 Septic pumped by Devereaux and Sons
- ~2024 New motherboard in hot tub
- Accent walls
- Updated light fixtures

Hot Water Tank
~2020

Propane Furnace
~2017 as per previous pre-home inspection

A/C
~2014

Windows
~2015 to 2019

Dishwasher
~2019

Roof
~Prior to 2012

Stove
~2019

Fridge
~2019

Note: Some approximate ages provided by previous homeowners (not warranted)

*LL fireplace pilot is working but needs a valve



Exclusions

Curtains and rod in primary bedroom, overhead foyer light fixture, foyer mirror, light fixture in dining area, 3 wardrobe units in bedroom, mirror in rec room, all TVs, brackets & sound bars, reverse osmosis water filtration system, parkour structure in backyard

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What's Nearby

Transit

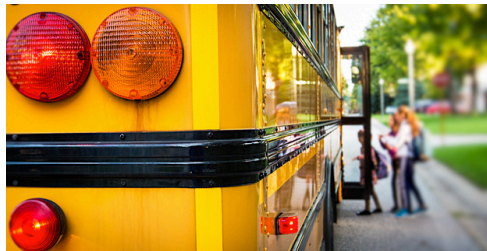
The nearest street-level transit stop is Rideau Valley At Prince Of Wales (5 minute walk)

Safety

Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 3559 Greenbank Road
Police Station | 2670 Queensview Drive

Parks And Recreation

Beryl Gaffney Park
- 1 minute walk | 3691 Prince Of Wales Dr
- Trail
Jeffrey Armstrong Memorial Park
- 12 minute walk | 449 Nicolls Island Rd
- Sports field
Kilbirnie Park
- 14 minute walk | 665 Kilbirnie Dr
- Playground, rink, 2 sports fields, splash pad



Schools in the Area

Public Schools

Chapman Mills Elementary School | 260 Leamington Way
Longfields-Davidson Heights Secondary School | 149 Berrigan Dr

Catholic Schools

St. Emily Catholic School | 500 Chapman Mills Dr
St. Joseph High School | 3333 Greenbank Rd

French & French Catholic Schools

École élémentaire publique Michaëlle-Jean | 11 Claridge Dr
École secondaire publique Pierre-de-Blois | 1310 Chapman Mills Drive
École élémentaire catholique Sainte-Kateri | 2450 River Mist Rd
École secondaire catholique Pierre-Savard | 1110 Longfields Dr



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

Please check with boards for individual needs*

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