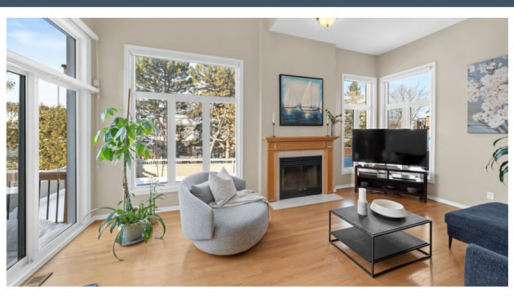
HAUSCHILD GROUP
REAL ESTATE TEAM

Christine Hauschild
REALTOR®

76 Hansen Avenue

Detached, 2-Storey
Kanata Lakes



About this Property

This impressive Holitzner built 4+1 bedroom, 3.5 bath full-brick walkout home offers approx. 3,790 sq. ft. of finished living space across all levels. Highlights include a stunning 2-storey family room, beautifully updated kitchen and baths, and an expansive finished walkout LL perfect for entertaining or extended family living. Step outside to a fully-fenced private backyard featuring a heated inground saltwater pool, landscaped grounds, all set in an unbeatable location!

Awesome Features:

- ✔ 2-Storey Family Room
- ✔ Spa-Inspired Ensuite
- ✔ Backyard Oasis w/ Pool & Landscaping
- ✔ Updated Kitchen & Baths
- ✔ Expansive Finished LL
- ✔ Proximity to Amenities, Transit, Schools & NDHQ

Contact me for more information:
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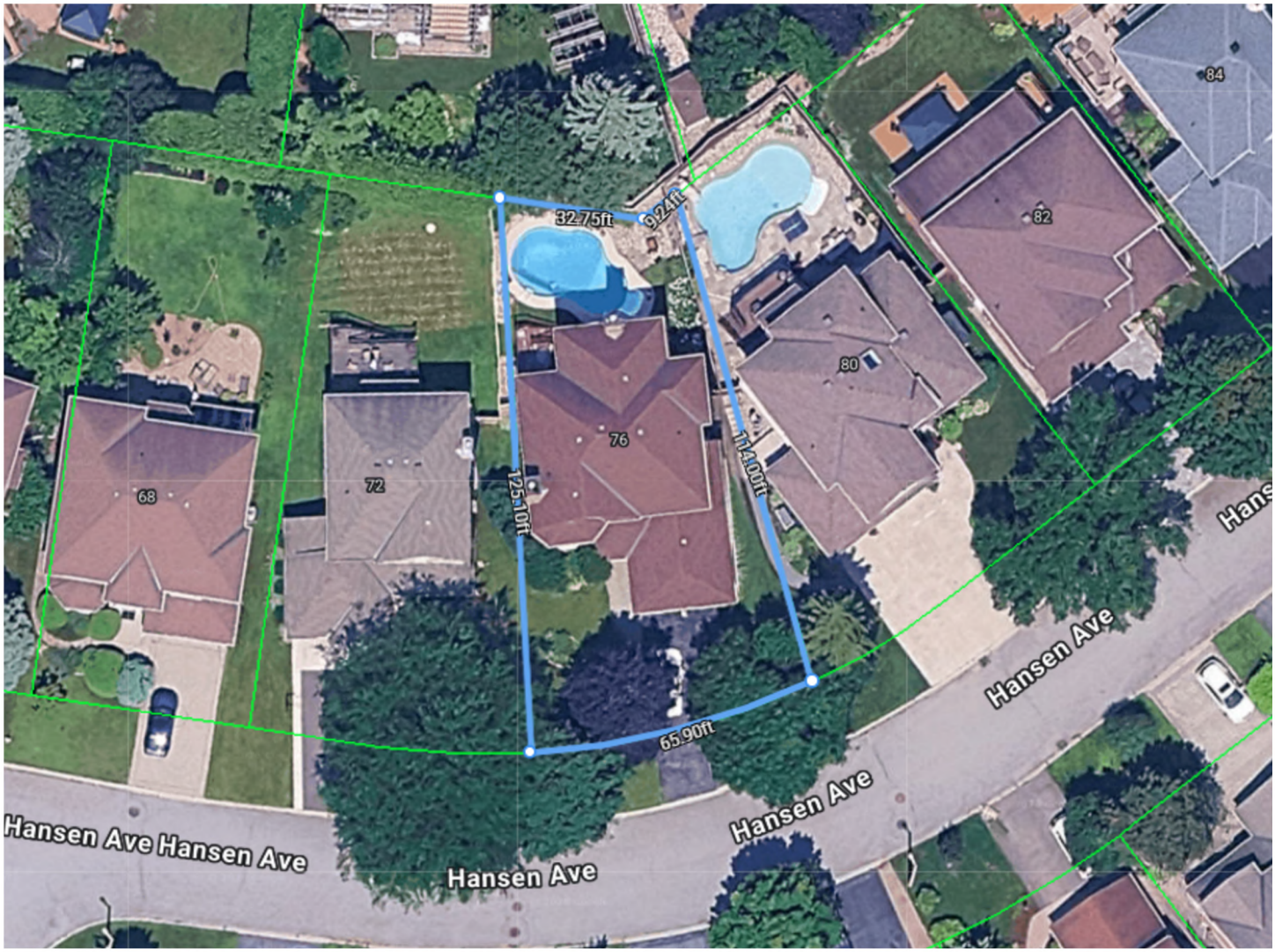
Lot Measurements as per GeoWarehouse

114.00 ft x 9.24 ft x 32.75 ft x 125.10 ft x 65.90 ft



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

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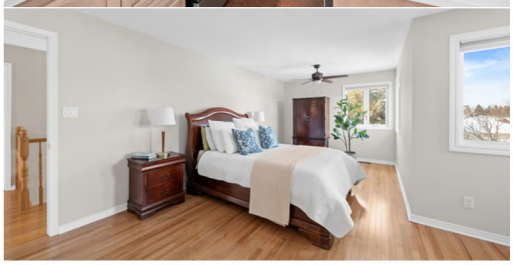

Builder
Holitzner

Closing Date
May 1st or to be arranged

Year Built
~1996

Rental Items
Hot Water Tank ~$47/month
Alarm Monitoring ~$45/month

Property Tax
~$7,893.79/2025 as per tax bill

Water/Sewer
~$90/month

Hydro
~$106/month

Gas
~$220/month

Exclusions
LL beverage centre

Inclusions
Fridge, stove, dishwasher, microwave, hood fan, washer, dryer, all light fixtures, all drapery tracks & rods, all window blinds, all drapes, garage door opener & 1 remote, central vacuum 'as-is', Ecobee Thermostat, Ring doorbell, water softener 'as-is', HRV 'as-is' (nonfunctional), 2 Ikea shoe cupboards in foyer, built-ins in office, shelves in LL bedroom, shelving/cabinetry & desk in garage, pool accessories, wall mirrors in rec room, solar panels, alarm system

Negotiables
- Theatre room - projector, sound bar, screen & speaker (2022/2023), chairs & platform
- Pool cleaner (2024)
- Dry sauna (purchased in 2020, installed in 2024)

Updates & Upgrades
- ~2025 Decks, solar panels, pool pump
- ~2022 Carpet in pink bedroom
- ~2021 Updated kitchen & baths (except LL)
- ~2019/2018 Windows & doors
- ~2016 Pool & fence

Hot Water Tank
~2026

Furnace
~2026

A/C
~2022

Windows
~2018/2019

Roof
~2008

Dishwasher
~2025

Stove
~2018

Fridge
~2025

Washer
~2021

Dryer
~2021

Note: Both wood-burning fireplaces are 'as-is' (living room FP not used by homeowners, family room FP routinely used)

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What's Nearby

Transit

The nearest street-level transit stop is Walden at Slade

Safety

Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 1021 Teron Road
Police Station | 1921 Provincial Police Lane

Parks And Recreation

Beaver Pond Park
-2 minute walk | 243 Walden Dr
-Trail
Walden Park
-2 minute walk | 130 Walden Dr
-Playground, tennis court, volleyball court, sports field splash pad, trail
Weslock Park
-3 minute walk | 73 Weslock Way
-Playground, sports field, trail

Schools in the Area

Public Schools

Stephen Leacock Public School | 25 Leacock Dr
W. Erskine Johnston Public School | 50 Varley Dr
Earl Of March S.S | 4 The Pkwy

Catholic Schools

Georges Vanier Catholic Elementary School | 40 Varley Dr
All Saints High School | 5115 Kanata Ave

French & French Catholic Schools

École élémentaire publique Grande-Ourse | 1385 Halton Terr
École élémentaire secondaire publique Maurice-Lapointe | 17 Bridgestone Dr
École élémentaire catholique Saint-Rémi | 100 Walden Dr
École secondaire catholique Paul-Desmarais | 5315 Abbott St E

E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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