



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



103-280 Herzberg Road

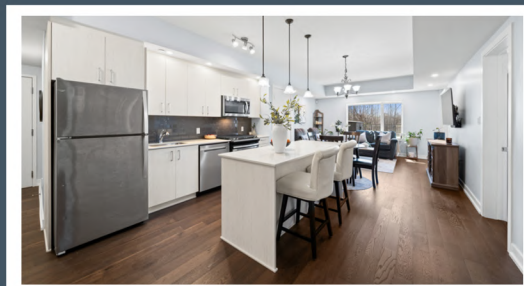
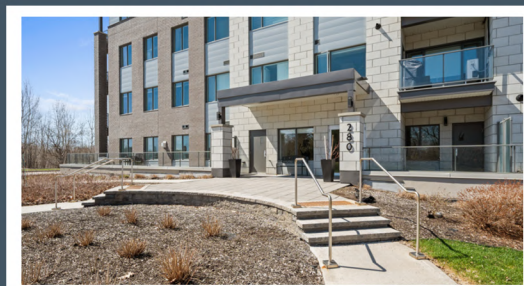
Ground Floor Condo
Kanata North

About this Property

Set in a boutique condo overlooking the Marshes Golf Course in sought-after Kanata North, this beautiful 2 bed, 2 bath main floor suite offers ~1,027 sq ft of well-designed interior living space in an exceptional location. Quality finishes throughout are complemented by a rare wraparound terrace, an expansive outdoor retreat perfect for entertaining and enjoying Ottawa summers!

Awesome Features:

- ✓ Massive ~1,026 sq ft Terrace
- ✓ Designer Upgrades
- ✓ 9' Smooth Ceilings
- ✓ Building Amenities
- ✓ Proximity to Kanata Tech Park, March Road Shopping & DND Headquarters
- ✓ Marshes Golf Club at Your Doorstep



Contact me for more information:
Christine Hauschild, Realtor®
Christine@hauschildgroup.com
613-799-5570
www.hauschildgroup.com





103-280 Herzberg Road Kanata North

Builder

Serenity

Model

The Melbourne

Year Built

~2019

Closing Date

Mid August to Early September

Property Tax

~\$5,624.79/2025 as per tax bill

Rental Items

Tankless Water Heater ~\$46.32/m
Air Handler ~\$39.99/m

Hydro

~\$70/month

Gas

~\$60/month

Condo Fees

~\$541.42/month

Includes

Water, management fees, building insurance, 1 exclusive underground parking space (#18), building amenities, storage unit (#44)

Inclusions

Fridge, stove, dishwasher, microwave/hood fan, washer & dryer, light fixtures, bathroom mirrors, window blinds, TV & wall bracket, HRV, A/C, 2 garage door remotes

Amenities

Rooftop patio with golf course views, fitness room, indoor bicycle storage

Updates & Upgrades

- Over \$10K of designer upgrades at time of build: full height kitchen cabinetry; kitchen sink & quartz countertops; kitchen backsplash; hardwood floors; tile flooring; Berber carpet; tiling in tub/shower walls; Delta faucet in main bath; toilets

Tankless Water Heater

~2019

Air Handler

~2019

A/C

~2019

Windows

~2019

Flooring

~2019

Dishwasher

~2019

Stove

~2019

Fridge

~2019

Washer

~2019

Dryer

~2019



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



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What's Nearby

Transit

The nearest street-level transit stop is at 303 Terry Fox

Safety

Queensway Carleton Hospital | 3045 Baseline Road

Fire Station | 1021 Teron Road

Police Station | 1921 Provincial Police Lane

Parks And Recreation

The Marshes Golf Club

- 11 minute walk | 320 Terry Fox Drive

- Golf course

Shirley's Brook Park

- 19 minute walk | 5 Shirley's Brook Drive

- Playground, trail

Ravenscroft Park

- 19 minute walk | 126 Shirley's Brook Drive

- Playground, sports field



Schools in the Area

Public Schools

South March Public School | 1032 Klondike Road

Jack Donohue Public School | 101 Penrith Street

Earl Of March Secondary School | 4 The Pkwy

West Carleton Secondary School | 3088 Dunrobin Road



Catholic Schools

St. Isidore School | 1105 March Road

Georges Vanier Elementary School | 40 Varley Drive

All Saints High School | 5115 Kanata Avenue



French & French Catholic Schools

École élémentaire publique Grande-Ourse | 1385 Halton Terrace

École secondaire publique Maurice-Lapointe | 17 Bridgestone Drive

École élémentaire catholique Saint-Rémi | 100 Walden Drive

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

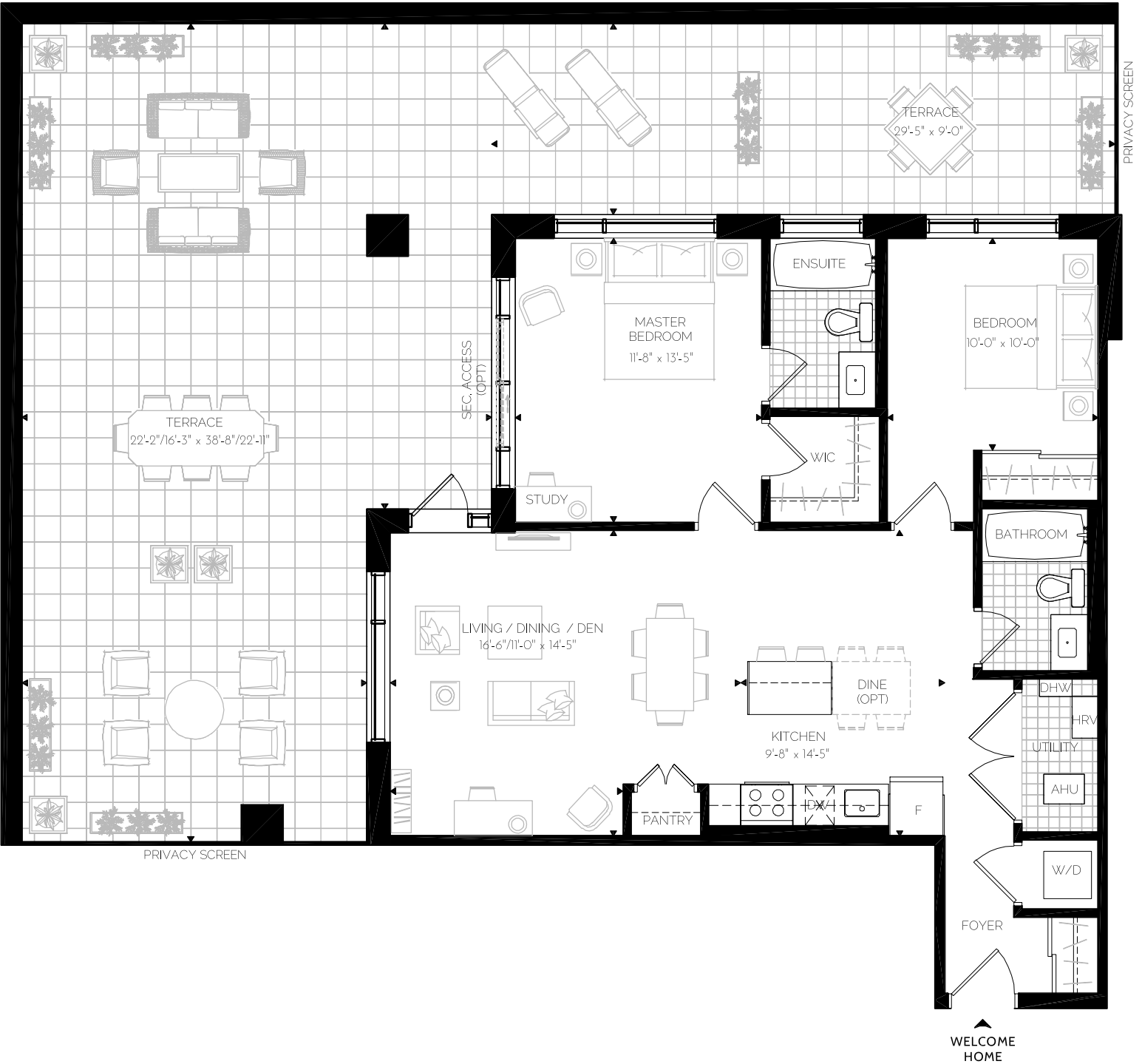
Please check with boards for individual needs*

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The Melbourne

GARDEN TERRACE - 2 BEDROOM

Living Space: 2053 Sq. Ft.

Interior: 1027 Sq. Ft.

