



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



49 Plank Street

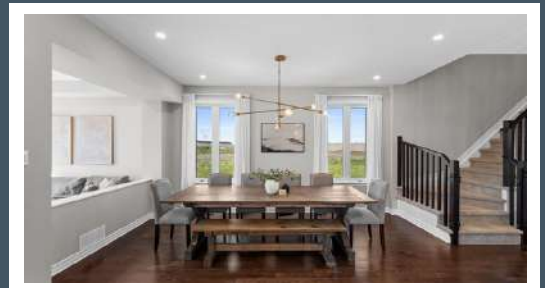
2 Storey End-Unit Townhome
Bradley Commons - Kanata

About this Property

This beautifully upgraded 3-brdm, 2.5-bath Richcraft Fairhaven end-unit townhome, where timeless design and curated aesthetic come together in a flowing layout enhanced by a versatile loft and a bright finished lower level. Set on an extraordinary 163.9-ft deep lot, this turnkey home offers a rare backyard retreat with an expansive deck and exceptional privacy, complemented by elegant interior finishes that elevate everyday living.

Awesome Features:

- ✓ Premium End Unit
- ✓ Chef-Inspired Kitchen
- ✓ Fully Fenced Backyard w/ Deck, Shed Base
- ✓ Huge 163.9-ft deep lot
- ✓ Hardwood on Main Level
- ✓ Privacy Tint on Mainfloor + Loft windows



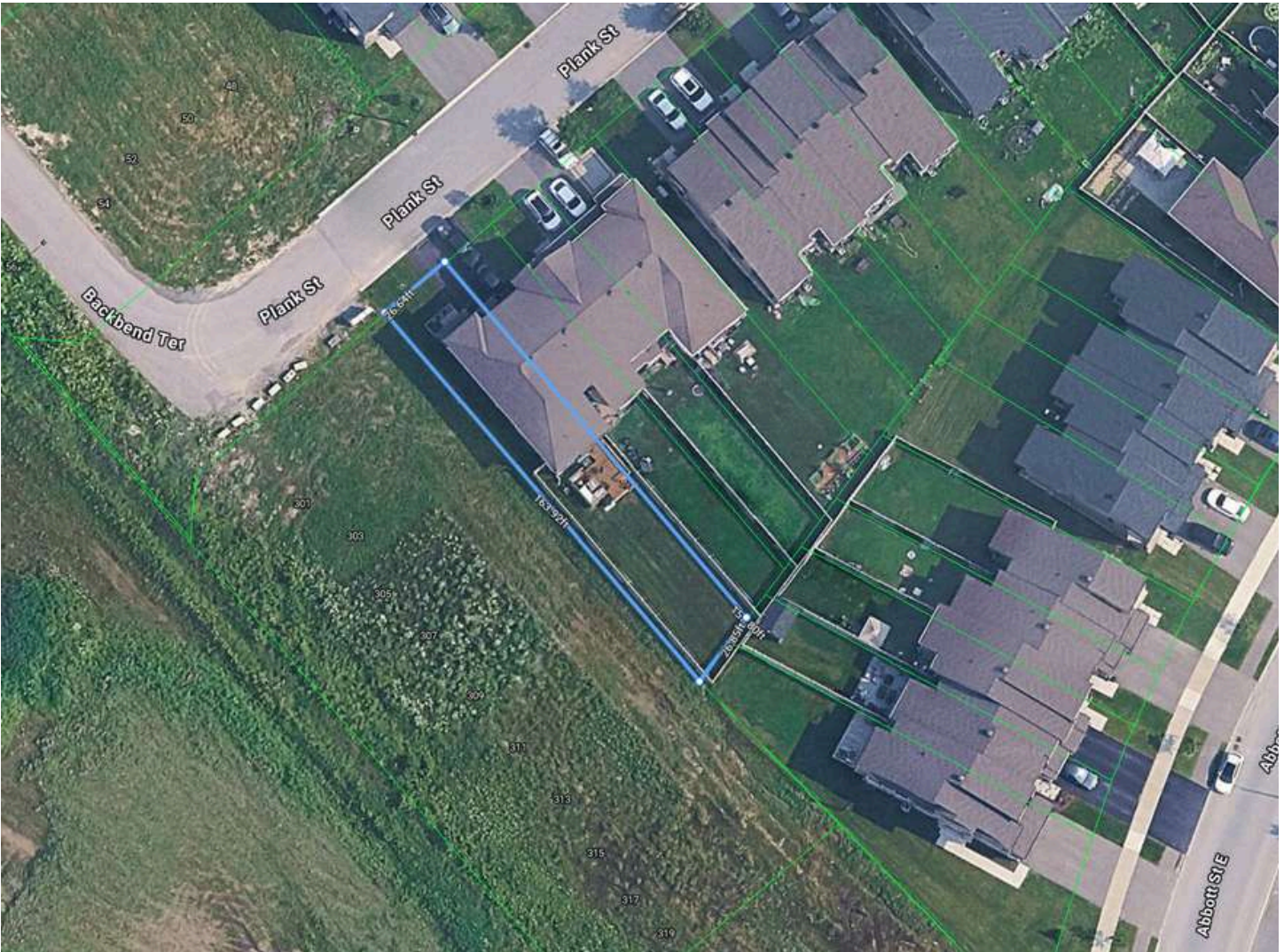
Contact me for more information:
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613-799-5570
www.hauschildgroup.com





Lot Measurements as per GeoWarehouse

157.8 ft x 26.64 ft x 163.92 ft x 26.85 ft



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



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49 Plank Street

Bradley Commons - Kanata

Builder
Richcraft

Model
Fairhaven

Year Built
~2019

Closing Date
September 17, 2026 or TBA

Property Tax
~\$5,077.79/2025 as per Property Tax Bill

Rental Items
Hot Water Tank Rental
~\$58.95/month (HST Included)

Hydro
~\$137.00/month

Water/Sewer
~\$75.00-\$100.00/month



Gas
~\$104.00/month

Inclusions

Fridge, Stove, Dishwasher, Washer & Dryer, Hood Fan, Microwave, All Light Fixtures, Bathroom Mirrors, Drapery Tracks & Rods, Drapes, HRV, Humidifier, A/C, Garage Door Opener, TV Brackets, Nest Thermostat, Nest Doorbell, Side Lamps in Primary, Alarm System Hardware

Exclusions

TV in Great Room & Primary Bedroom, All Hanging Art Pieces, Dining room Light Fixture

Updates & Upgrades

- ~2019 Extended Kitchen Cabinetry
- ~2019 Upgraded Underpad in Carpeted Area
- ~2019 Privacy Tint on All Windows except Bedrooms
- ~2019 3-piece Rough-in Bathroom in Basement
- ~2022 Wooden Deck (16ft x 20ft)
- ~2023 Vinyl Fence
- ~2025 10' x 11' Shed Base

Hot Water Tank
~2019

Furnace
~2019

A/C
~2019

Windows
~2019

Flooring
~2019

Roof
~2019

Stove
~2019

Fridge
~2019

Washer
~2019

Dryer
~2019

Dishwasher
~2019

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What's Nearby

Transit

The nearest street-level transit stop is Rouncey at Abbott

Safety

Queensway Carleton Hospital | 3045 Baseline Road

Fire Station | 34 Iber Road

Police Station | 211 Huntmar Drive

Parks And Recreation

Lee Boltwood | 4879 Abbott St E

- 5 minute walk

- Playground

Bradley-Craig Park | 331 Cranebill Rd

- 6 minute walk

- Playground, Basketball Court, Splashpad

Susanna Kemp Park | 242 Ponderosa St

- 6 minute walk

- Playground



Schools in the Area

Public Schools

Shingwàkons Public School | 480 Cope Drive

Maplewood Secondary School | 700 Cope Drive

A.Y. Jackson Secondary School | 150 Abbeyhill Drive



Catholic Schools

St. Bernadette School | 40 Varley Drive

St. Martin de Porres Catholic School | 20 McKittrick Drive

French & French Catholic Schools

École secondaire publique Maurice-Lapointe | 17 Bridgestone Drive

École secondaire catholique Paul-Desmarais | 5315 Abbott Street



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

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