



**HAUSCHILD GROUP**  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®



# 93 Hewitt Way

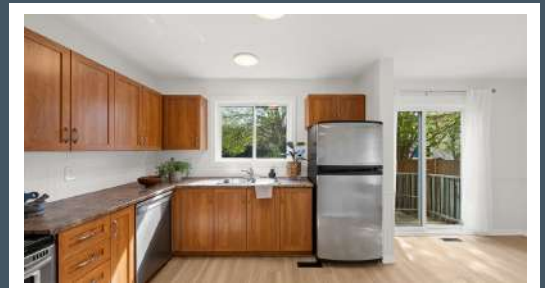
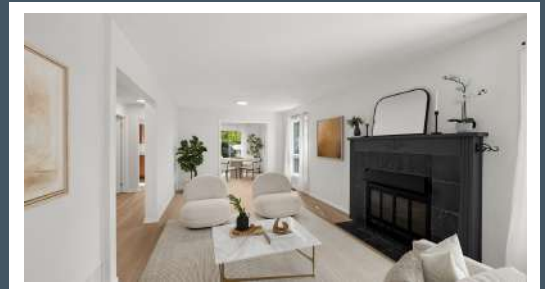
Detached 2-Storey  
Kanata - Katimavik

## About this Property

Beautifully updated 3-bedroom, 2-bath family home nestled on a quiet, family-friendly court. Featuring stylish updates including new flooring, fresh paint, an inviting main floor layout, and a deep backyard backing onto green space with no rear neighbours. Perfectly suited for first-time buyers, young families, or downsizers, all within walking distance to shopping, parks, amenities, and everyday conveniences.

### Awesome Features:

- ✓ Quiet Court Location
- ✓ No Rear Neighbours
- ✓ Deep Backyard Backing Onto Greenspace
- ✓ Bright Living Spaces
- ✓ New Flooring Throughout
- ✓ Nearby Transit & Shopping



Contact me for more information:  
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Lot Measurements as per GeoWarehouse

9.79ft x 9.79 ft x 9.79 ft x 9.79 ft x 9.79 ft x 151.62 ft x 34.81 ft x 104.8ft



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



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## Kanata - Katimavik

**Year Built**  
~1985

**Closing Date**  
Immediate or TBA

**Property Tax**  
\$4169.73/2025 as per homeowner

**Rental Items**  
Hot Water Tank  
\$30.93/month

**Hydro**  
~\$87.00/month

**Water/Sewer**  
~\$93.93/month



**Gas**  
~\$87.00/month

### Inclusions

Stainless Steel Fridge, Stainless Steel stove, Stainless Steel dishwasher (2026), Washer, Dryer, Hood fan, All light fixtures, Bathroom Mirrors, Drapery Tracks & Rods, Drapes, Window Blinds Air Conditioner, Garage Door Opener.

### Exclusions

Nil

### Updates & Upgrades

- ~ 2026 Interior Painting, Main level, Bathrooms, Primary Bedroom
- ~ 2026 Painted Exterior Front Door
- ~ 2026 Painted Garage Door
- ~ 2026 New Stainless Steel Dishwasher
- ~ 2014 Backyard Deck Redone
- ~ 2026 Professionally Cleaned Air Ducts
- ~ 2026 New Luxury Vinyl Plank Flooring, Main Level
- ~ 2026 New Carpet, Stairs & Upper Level

**Hot Water Tank**  
~2010

**Furnace**  
~2009

**A/C**  
~2014

**Windows**  
~2007

**Flooring**  
~Mostly 2026

**Roof**  
~Within 15 years

**Stove**  
~2010

**Fridge**  
~2008

**Washer**  
~2013

**Dryer**  
~2013

**Dishwasher**  
~2026

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## What's Nearby

### Transit

The nearest street-level transit stop is Pickford / Vickers

### Safety

Queensway Carleton Hospital | 3045 Baseline Road  
Fire Station | 380 Eagleson Road  
Police Station | 1921 Provincial Police Lane

### Parks And Recreation

Hewitt Park

- 1 minute walk | 474 Pickford Dr.
- Playground, Trail, Sports Field

Irwin Gate Park

- 2 minute walk | 345 Pickford Dr.
- Playground, Sports Field

Pickford Park

- 5 minute walk | 23 Kakulu Rd.
- Playground, Ball Diamond



## Schools in the Area

### Public Schools

Katimavik Elementary School | 64 Chimo Dr.  
Castlefrank Elementary School | 55 McCurdy Dr.  
Earl Of March Secondary School | 4 The Pkwy

### Catholic Schools

Roger-Saint-Denis Catholic Elementary | 186 Barrow Cres.  
St. Martin de Porres Catholic School | 20 McKittrick Dr.  
Holy Redeemer Catholic School | 75 McCurdy Dr

### French & French Catholic Schools

ÉESP Maurice-Lapointe | 17 Bridgestone Dr.



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

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