



**HAUSCHILD GROUP**  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®



# 44 Steeple Hill Crescent

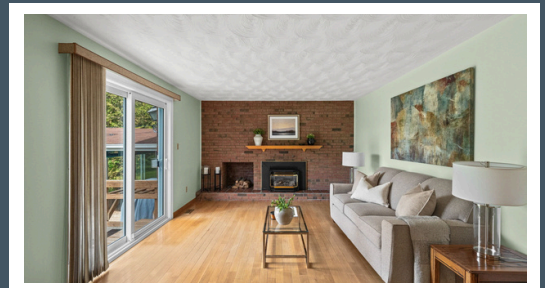
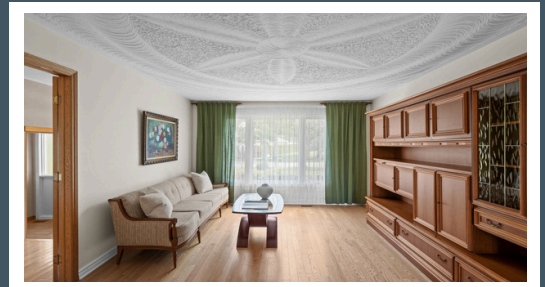
Deatched, Side Split  
Fallowfield Village - Nepean

## About this Property

Nestled on a deep 189 ft lot in Fallowfield Village, this charming 4 bdrm, 2.5 bath side-split blends historic village character with a beautiful move-in-ready interior. Thoughtfully designed living spaces, an expansive backyard with a two-season covered porch, and the rare charm of one of the area's most beloved streets create a home that feels both timeless and truly special.

## Awesome Features:

- ✓ Bright Living Spaces
- ✓ Expansive Backyard
- ✓ Close to Parks & Trails
- ✓ Classic Detailing
- ✓ 189 ft Deep Lot in Prime Location
- ✓ Quick access to Hwy 416/417

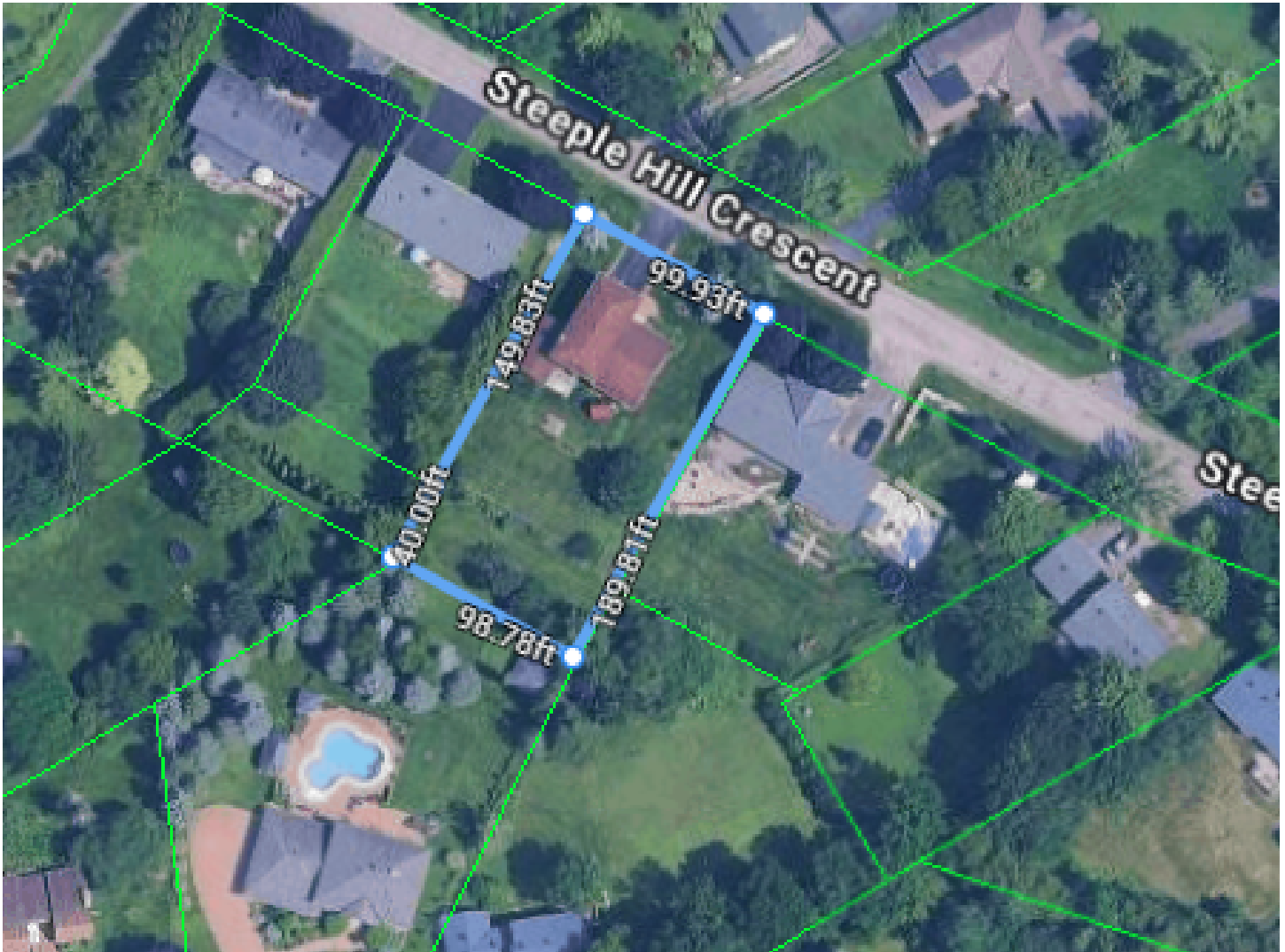


Contact me for more information:  
Christine Hauschild, Realtor®  
Christine@hauschildgroup.com  
613-799-5570  
www.hauschildgroup.com





Lot Measurements as per GeoWarehouse  
149.83 ft x 40.00 ft x 98.78 ft x 189.81 ft x 99.93 ft



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



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





# 44 Steeple Hill Crescent

## Fallowfield Village - Nepean

### Year Built

~1978

### Closing Date

To Be Arranged

### Property Tax

~\$4724.56/2025 as per Property Tax Bill

### Rental Items

Hot Water Tank  
~\$25.00/month

### Hydro

~\$156.00/month

### Gas

~\$98.00/month

### Inclusions

Fridge, Stove, Dishwasher, Hood fan, Microwave, Washer, Light Fixtures, Bathroom Mirrors, Drapery, Window Blinds, Heat Pump, Garage Door Opener, Central Vacuum, Central Vacuum Hose in working 'as-is' condition, Water Softener, 'CULLIGAN AQUA-CLEER Advanced Drinking Water System', BBQ



### Exclusions

None.

### Negotiables

Large Storage/Display Cabinet in Living Room & Desks in Hobby Room

### Updates & Upgrades

- ~2017 Interior Painting
- ~2017 Gas Furnace
- ~2017 Patio Door Replaced
- ~2018 Garage Doors
- ~2018 Exterior Front Steps
- ~2018 Heat Pump
- ~2019 Blinds
- ~2020 CULLIGAN AQUA-CLEER Advanced Drinking Water System Replaced

### Updates & Upgrades

- ~2023 Gas Fireplace Insert in Living Room
- ~2022 Central Vacuum Hose in working 'as-is' condition
- Built-in Speaker Wiring to the Living Room, Family Room, Basement & Outside
- 200 AMP Electrical Panel
- Receptacle/Plug on south garage wall to support possible backup Generator
- Outdoor Natural gas line for BBQ connection

### Hot Water Tank

~2011

### Furnace

~2017

### A/C (Heat Pump)

~2018

### Windows

~1992 & 2004

### Hardwood Flooring

~2010

### Roof

~2004

### Stove

~Unknown

### Fridge

~Unknown

### Washer

~Unknown

### Dishwasher

~Unknown

### Septic Last Pumped

~2026

### Gas Fireplace Insert

~2023

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



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





## What's Nearby

### Transit

The nearest street-level transit stop is Fallowfield At Steeple Hill

### Safety

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

### Parks And Recreation

Monaghan Forest Park | 1160 Moodie Dr  
- 2 minute walk | Trail  
Terry Carisse Park | 3035 Steeple Hill Cres  
- 5 minute walk | Playground  
Rooney Park | 15 Steeple Hill Cres  
- 5 minute | Playground, Skating Rink, Basketball Court, Baseball Diamond, Trail



## Schools in the Area

### Public Schools

Richmond Public School | 3499 McBean St  
South Carleton High School | 3673 McBean St  
Goulbourn Middle School | 2176 Huntley Rd



### Catholic Schools

St. Patrick School | 68 Larkin Dr  
St. Mother Teresa High School | 440 Longfields Dr

### French & French Catholic Schools

École secondaire publique Maurice-Lapointe | 17 Bridgestone Drive  
École élémentaire catholique Élisabeth-Bruyère | 100 Stonehaven 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\*

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



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

