



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



28 Kimini Dr

Detached, 2 Storey
Red Pine Estates - Stittsville

About this Property

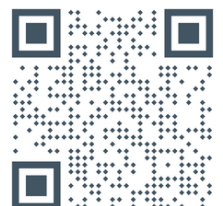
Nestled on a picturesque, nearly 2-acre treed lot in one of rural Stittsville's most sought-after estate communities, this beautifully updated home offers exceptional privacy & timeless charm. Featuring elegant principal rooms, renovated kitchen, a luxurious primary suite with a stunning turret ensuite, finished basement, and an expansive pool-sized backyard with hot tub. Ownership includes shared access to the exclusive Red Pine Estates park & pond, reserved for a select group of homeowners.

Awesome Features:

- ✓ Private Backyard Oasis
- ✓ Nearly 2-Acre Treed Lot
- ✓ Luxury Turret Ensuite
- ✓ Private Park & Pond Access
- ✓ Country Living, City Convenience
- ✓ Finished Entertaining Basement



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Timeless Living & Dining

Just off the foyer, elegant French doors open to the inviting living room featuring hardwood floors, recessed lighting, a wood-burning fireplace with brick surround, and views of the covered front porch. A wide opening leads to the formal dining room, where oversized windows overlook the backyard which creates an elegant setting for entertaining.

The Chef's Kitchen

The beautifully appointed kitchen features quartz countertops, white floor-to-ceiling cabinetry with brass hardware, stainless steel appliances, tile backsplash, lighted glass display cabinet, island with overhang and built-in microwave, plus a deep sink overlooking the backyard. Hardwood floors continue throughout, while a shallow bay window brings views of the yard. An adjoining sitting area offers the perfect spot for guests or a breakfast nook, with direct access to the back deck for effortless indoor-outdoor entertaining.



The Grand Primary Suite

The spacious primary retreat features rich oak hardwood flooring, recessed lighting, a beautiful skylight that fills the room with morning natural light, a generous walk-in closet, and a built-in linen closet. Step directly onto the private upper veranda for a peaceful outdoor escape, then unwind in the spa-inspired ensuite you've been dreaming of.

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



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The Turret Ensuite

The spectacular 2021 renovated turret ensuite is a true spa-inspired retreat, featuring heated floors, freestanding soaker tub, separate glass walk-in shower, detailed tile flooring, and elegant finishes throughout. Dramatic soaring two-storey vaulted ceilings and stacked picture windows flood the space with natural light, while tranquil treetop views create an airy, private sanctuary unlike any other.

The Entertainer's Basement

The finished basement expands the living space with a large open-concept rec room, offering the perfect setting for movie nights, a games area, or a separate children's play space. Complete with recessed lighting, plush carpeting, and a cozy gas fireplace, it's designed for comfort and versatility. A spacious office with a closet can easily function as a guest bedroom, while a full 3-piece bathroom adds convenience for family and overnight visitors. Practical Stairs from the garage provide easy additional access.



The Private Treed Oasis

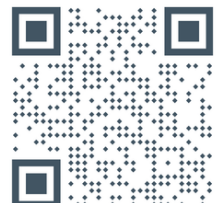
Step outside to your own private backyard retreat, featuring a covered porch, interlock patio, flagstone walkway, and a secluded hot tub, creating the perfect setting for entertaining or relaxing. Surrounded by mature trees, the expansive pool-sized yard offers exceptional privacy and the tranquility of country living, all while remaining just minutes from the city and its everyday conveniences.



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Lot Measurements as per GeoWarehouse

444.83 ft x 189.38 ft x 490.99 ft x 183.66 ft



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28 Kimini Drive Red Pine Estates - Stittsville

Year Built

~1991 (per MPAC)

Closing Date

To Be Arranged

Property Tax

~\$7054.91/2026 as per Property
Tax Bill

Rental Items

Rheem Hot Water Heater
~\$40.00/month

Hydro

~\$237.00/month

Natural Gas

~\$116.00/month

Inclusions

Fridge, Stove, Dishwasher, Microwave, Hood Fan, Light Fixtures,
Bathroom Mirrors, Drapery Tracks & Rods, Drapes, Window Blinds,
Water Softener, Sump Pump, A/C, Garage Door Opener, Central
Vacuum & Accessories, Hot Tub, Pax Wardrobe in Blue Bedroom,
Children's Play Structure in Backyard, Front Porch Swing, desk &
book shelf in loft

Updates & Upgrades

- ~2004 Finished Basement
- ~2016 Updated Full Family Bathroom on Upper Floor
- ~2022 Updated Ensuite Bathroom & added Heated Floors
- ~2022 Updated Windows in Ensuite Bathroom
- ~2023 Updated Kitchen & All Appliances
- ~2026 Resurfaces Driveway & Front Walkway

Hot Water Heater

~Unknown

Furnace

~2012

A/C

~2024

Flooring

~1991

Roof

~2007

Stove

~2023

Washer & Dryer

~2016

Dishwasher

~2023

Hot Tub

~2016

Windows

~1991, Ensuite Windows replaced 2022

Fridge

~2023

Septic

~Original



Exclusions

Patio Furniture

Negotiable

Fridge in Basement, Freezer in
Basement, Tesla EV charger

Note:

Additional pin (044490270) for
shared access to the exclusive
Red Pine Estates park & pond
no additional fee payable

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What's Nearby

Transit

Commuter Connexion route 263 on Kimini Drive
/Fallowfield
Street-level transit stop at Huntley At Corlyn

Safety

Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 1641 Stittsville Main St
Police Station | 211 Huntmar Drive

Parks And Recreation

Goulbourn Lawn Bowling Club - 8-minute walk | 2135
Huntley Rd
- Outdoor Games Facility

Healey's Heath Park - 18 minute walk | 25 West Healey Ave
- Playground, Trail



Schools in the Area

Public Schools

Westwind Public School | 111 Hartsmere Dr
Goulbourn Middle School | 2176 Huntley Rd
Maplewood Secondary School | 700 Cope Dr



Catholic Schools

Guardian Angels School | 4 Baywood Dr
Sacred Heart Catholic High School | 5870 Abbott St E

French & French Catholic Schools

L'école élémentaire publique Kanata-Stittsville | 755 Cope Drive
École secondaire publique Maurice-Lapointe | 17 Bridgestone Drive
École élémentaire catholique Saint-Jean-Paul-II | 5473 Abbott St E
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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