



**HAUSCHILD GROUP**  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®



# 348 Brigitta Street

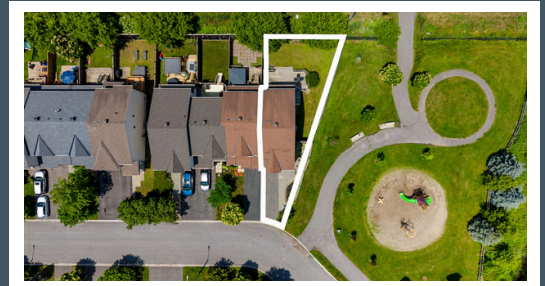
2 Storey, End-Unit Townhome  
Emerald Meadows/Trailwest - Kanata

## About this Property

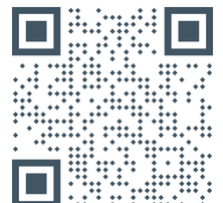
This beautifully appointed three-bedroom, three-bathroom end-unit townhome offers 1565 sqft (per MPAC) of refined living plus a finished basement. Offering exceptional space to grow into, enhanced privacy, and a generous pie-shaped backyard ideal for entertaining, relaxing, and everyday enjoyment. Thoughtfully designed throughout, with an elegant kitchen, a striking gas fireplace, grand primary, and a finished lower level, this inviting home blends comfort and sophistication in a quiet, family friendly setting.

## Awesome Features:

- ✓ Grand Primary Suite
- ✓ Bright Living Spaces
- ✓ Pie-Shaped Lot
- ✓ Oversized Wooden Deck
- ✓ Open Concept Kitchen
- ✓ Large Finished Basement



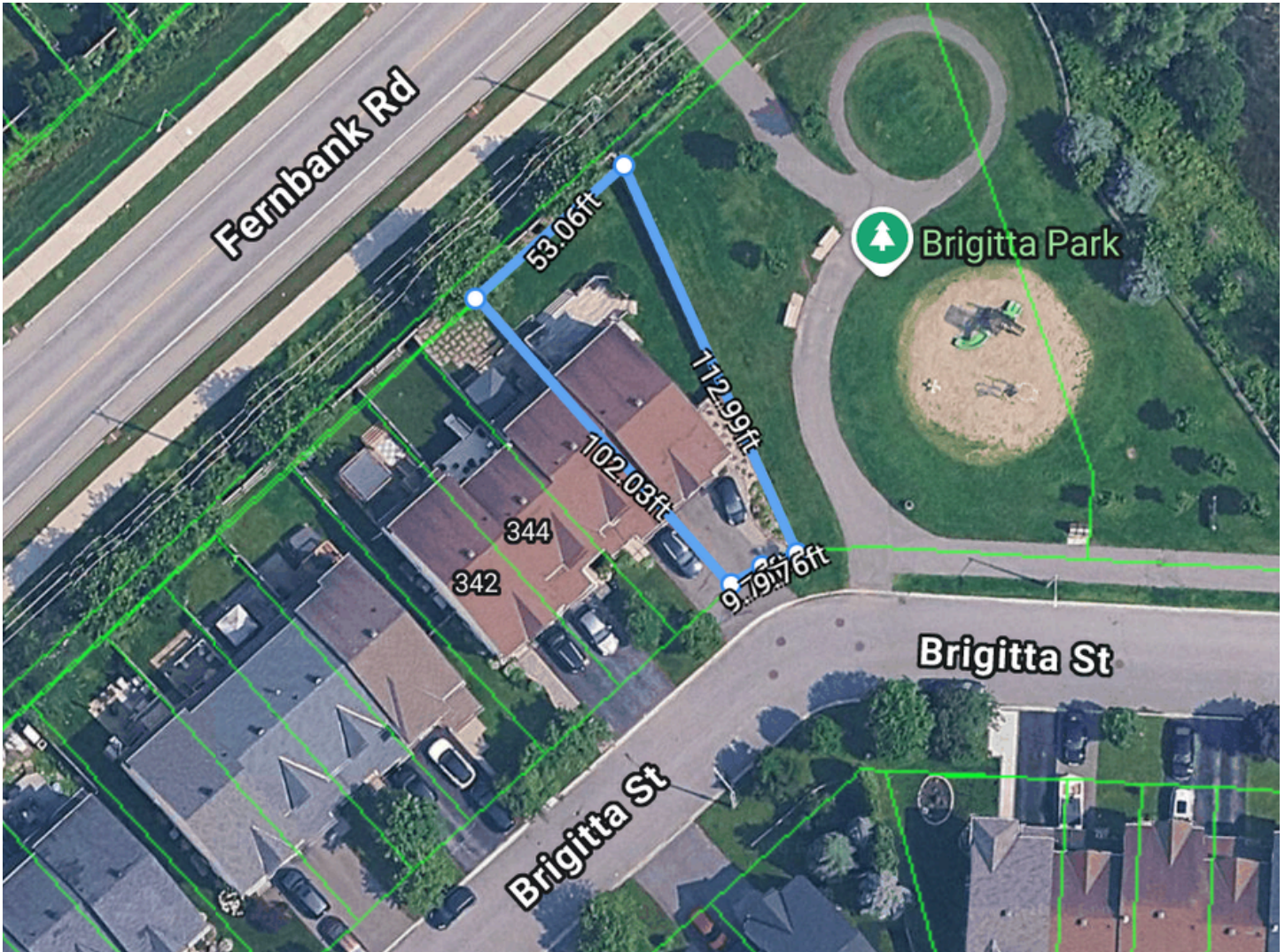
Contact me for more information:  
Christine Hauschild, Realtor®  
Christine@hauschildgroup.com  
613-799-5570  
www.hauschildgroup.com





Lot Measurements as per GeoWarehouse

112.99 ft x 53.06 ft x 102.03 ft x 9.76 ft x 9.76 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





# 348 Brigitta Street

Emerald Meadows/Trailwest- Kanata



**Year Built**  
~2007

**Closing Date**  
To Be Arranged

**Property Tax**  
~\$4503.25/2025 as per  
Property Tax Bill

**Rental Items**  
Furnace & Heat Pump & Air Handler  
~\$175.72/month  
Hot Water Tank \$40.53/month

**Hydro**  
~\$122.50/month

**Water/Sewer**  
~\$181.15/month

**Gas**  
~\$100.51/month

### Inclusions

Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Light Fixtures, Bathroom Mirrors, Drapery Tracks & Rods, Drapes, Window Blinds, Smart Thermostat, Garage Door Opener, Bidet Hoses, Coat Rack in Foyer, Garage Shelving

### Exclusions

TV's, 2<sup>nd</sup> Fridge in Dining Room, TV Brackets

**Hot Water Tank**  
~2026\*

**Furnace**  
~2024

**A/C (Heat Pump)**  
~2024

**Windows**  
~2007

**Flooring**  
~2007

**Roof**  
~2007

**Washer**  
~2024

**Dryer**  
~2024

\*Hot Water Tank to be replaced July 13<sup>th</sup>, 2026



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 Fernbank at Romina

### Safety

Queensway Carleton Hospital | 3045 Baseline Road

Fire Station | 380 Eagleson Road

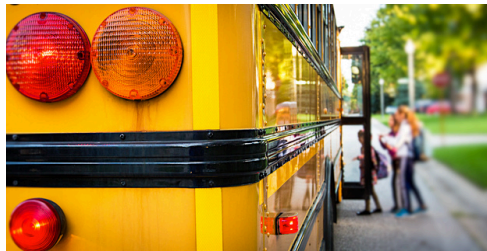
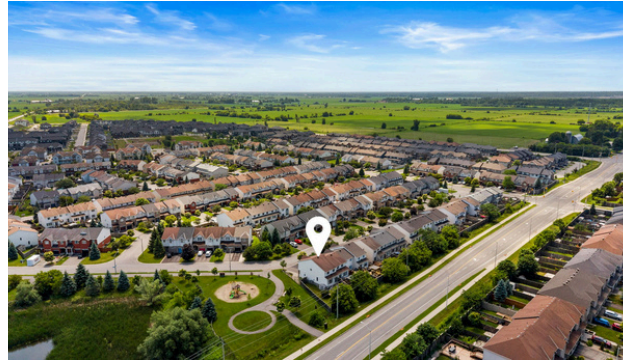
Police Station | 211 Huntmar Drive

### Parks And Recreation

Brigitta Park - <1 minute walk | 354 Brigitta St  
Playground

Huntsman Park - 5-minute walk | 38 Huntsman Cres  
Playground, Skating Rink, Ball Diamond

Proudmore Romina Park - 6-minute walk | 205 Romina St  
Playground, Basketball Court, Sports Field



## Schools in the Area

### Public Schools

**Glen Cairn** Public School | 182 Morrena Rd

John Young Elementary School | 5 Morton Dr

A.Y. Jackson Secondary School | 150 Abbeyhill Dr



### Catholic Schools

St. Martin de Porres Catholic School | 20 McKittrick Dr

All Saints High School | 5115 Kanata Avenue

### French & French Catholic Schools

École élémentaire catholique Élisabeth-Bruyère | 100 Stonehaven Dr

École secondaire publique Maurice-Lapointe | 17 Bridgestone Drive

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

