



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



348 Brigitta Street

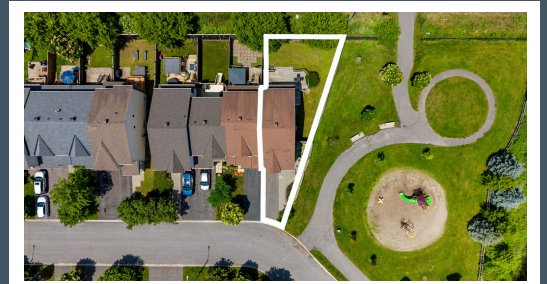
2 Storey, End-Unit Townhome
Emerald Meadows/Trailwest - Kanata

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.

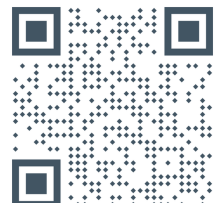
Awesome Features:

- ✓ 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

ROYAL LEPAGE®
Team Realty
Independently Owned and Operated. Brokerage

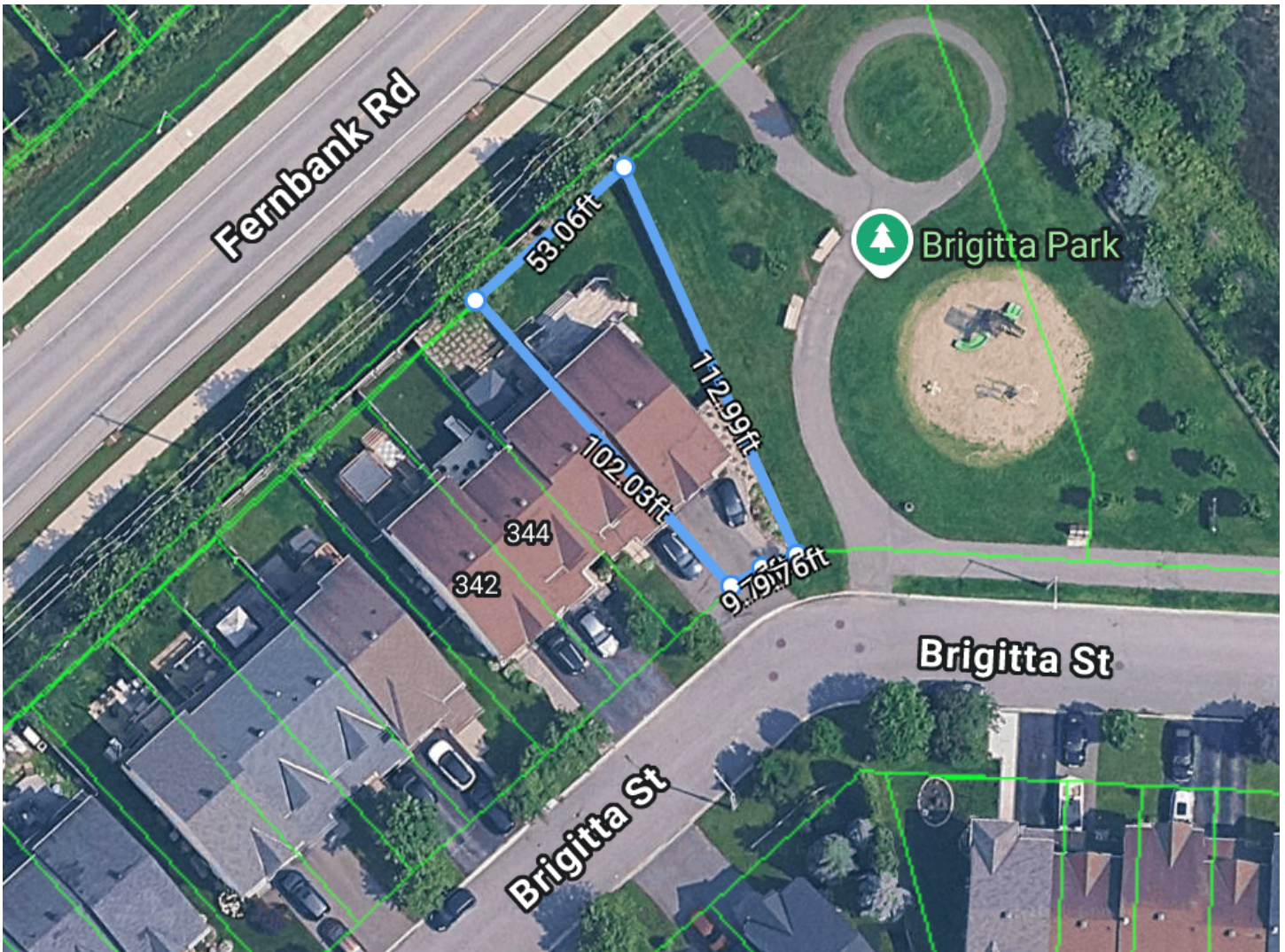




HAUSCHILD GROUP
REAL ESTATE TEAM

Lot Measurements as per GeoWarehouse

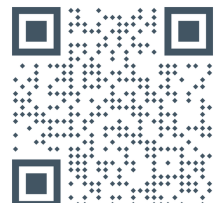
112.99 ft x 53.06 ft x 102.03 ft x 9.76 ft x 9.76 ft



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





HAUSCHILD GROUP
REAL ESTATE TEAM

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, 2nd 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

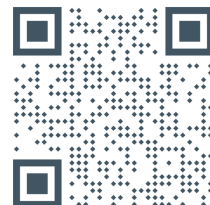
Dryer
~2024



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





HAUSCHILD GROUP

REAL ESTATE TEAM

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

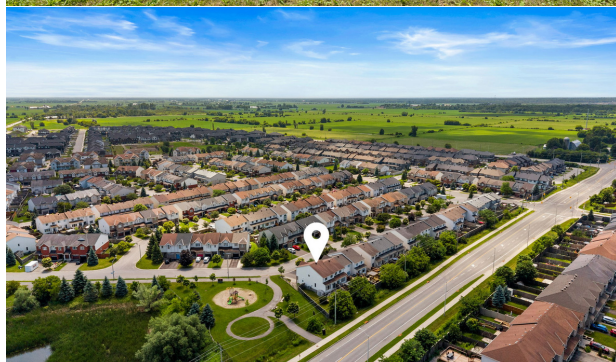
Police Station | 211 Huntmar Drive

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

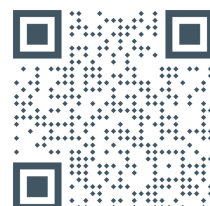
École secondaire catholique Paul-Desmarais | 5315 Abbott St E

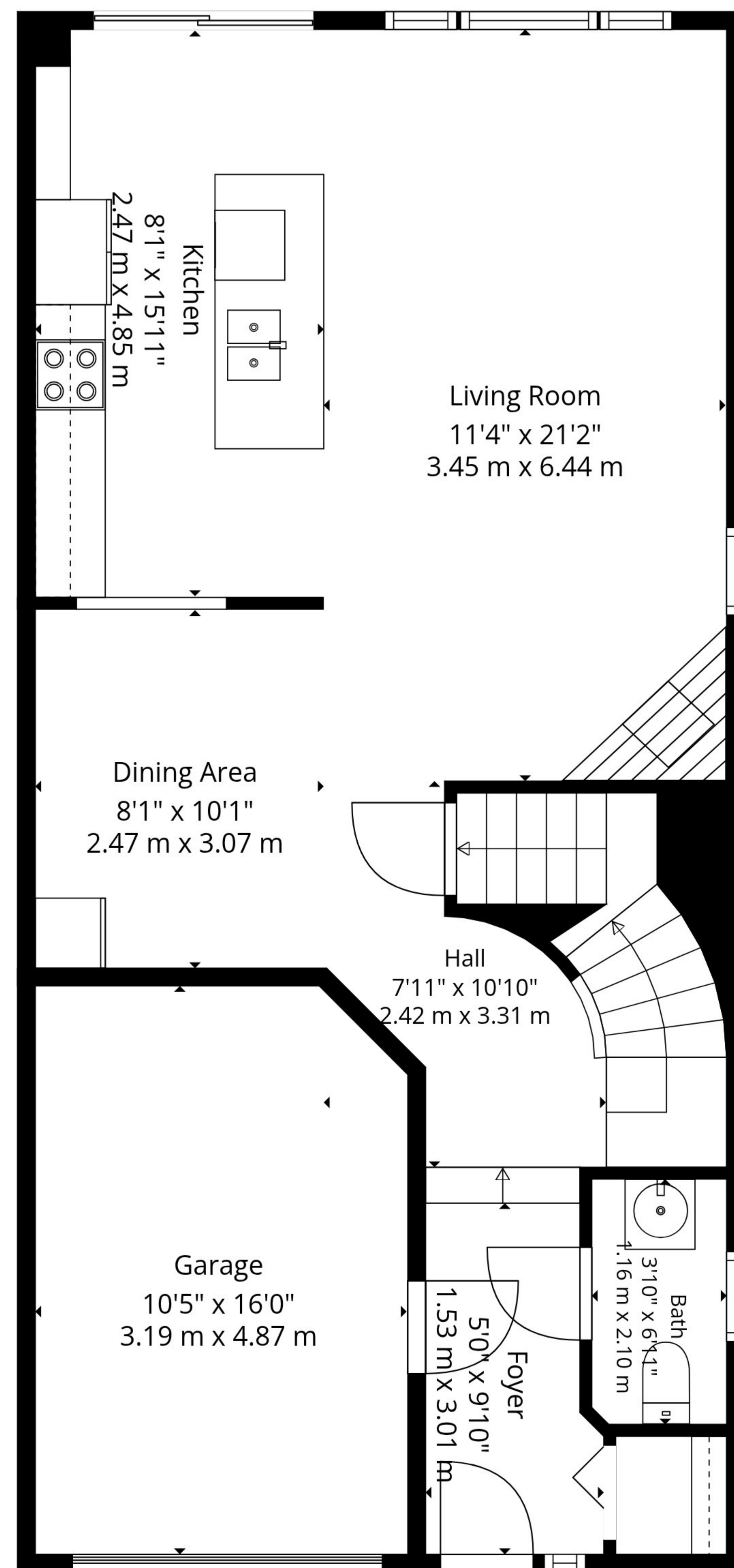
E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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

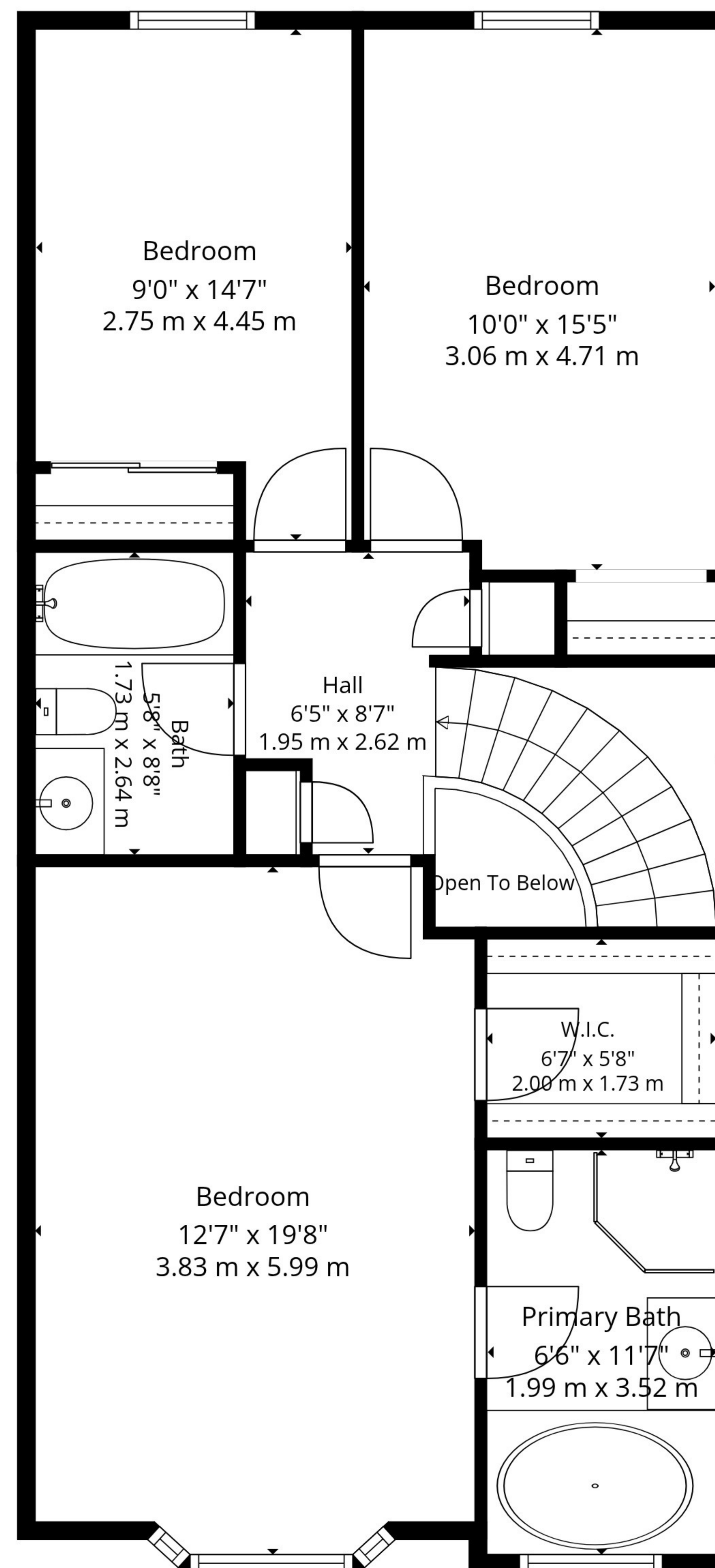


Contact me for more information:
Christine Hauschild, Realtor®
Christine@hauschildgroup.com
613-799-5570
www.hauschildgroup.com

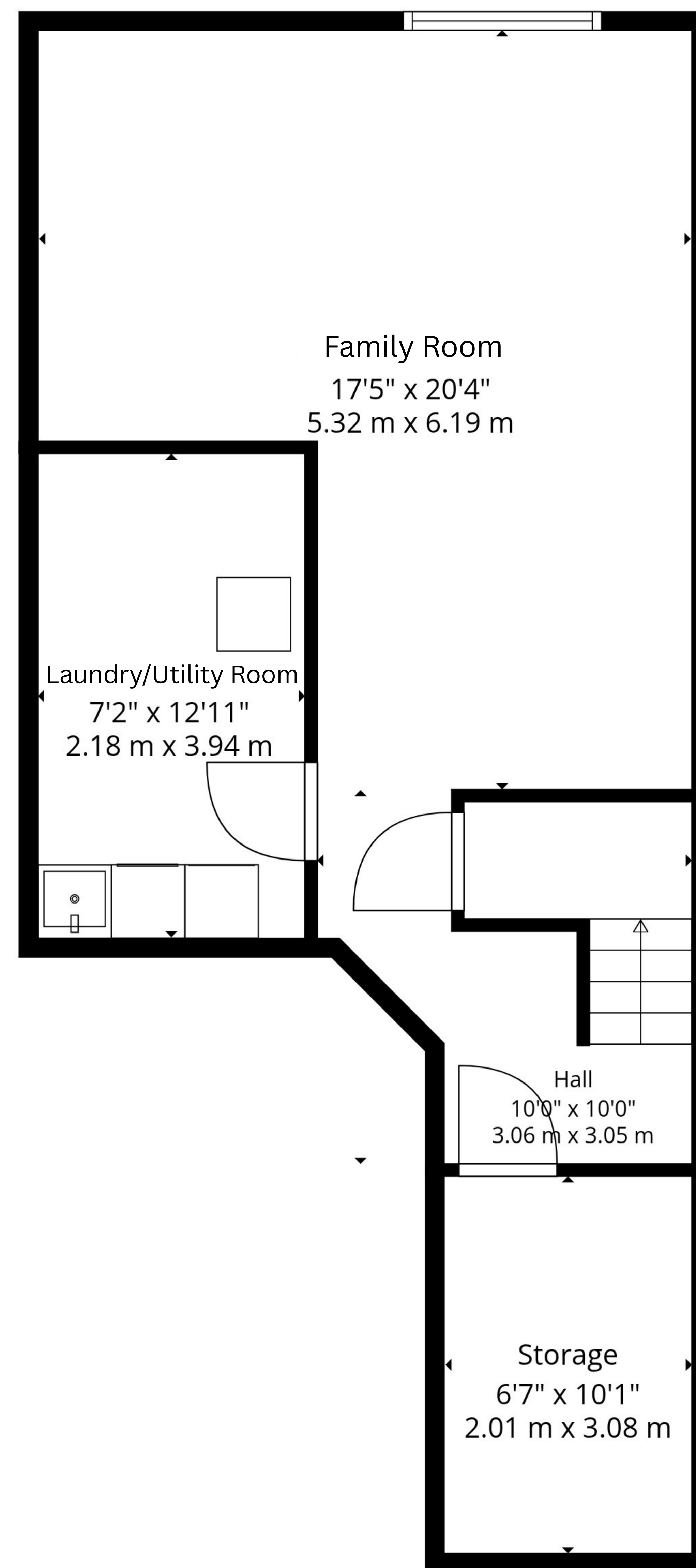




All room dimensions and floor areas are approximate and subject to independent verification.
Only major rooms are listed. Dimensions reflect the largest length and width, and portions of rooms may be smaller.
Total room area may not equal the product of length and width.



All room dimensions and floor areas are approximate and subject to independent verification.
 Only major rooms are listed. Dimensions reflect the largest length and width, and portions of rooms may be smaller.
 Total room area may not equal the product of length and width.



All room dimensions and floor areas are approximate and subject to independent verification.
Only major rooms are listed. Dimensions reflect the largest length and width, and portions of rooms may be smaller.
Total room area may not equal the product of length and width.