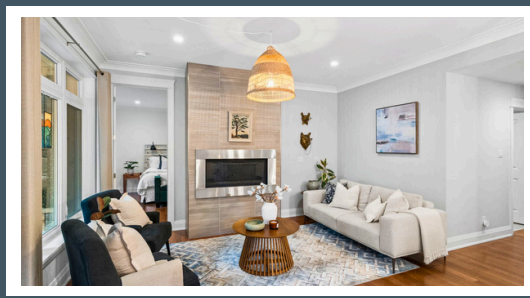
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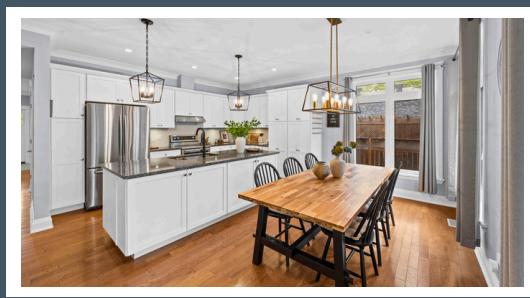


Christine Hauschild
REALTOR®

77 Juanita Ave

Detached Bungalow with Secondary Dwelling Unit
Carp





About this Property

Set in the heart of Carp, this custom-built 3+1 bedroom, 4 bathroom home offers a thoughtful blend of timeless design, exceptional flexibility, and walkable village living. With a separate 1-bedroom apartment, beautifully finished interiors, and a screened-in porch overlooking the private backyard, it offers a rare opportunity to enjoy the home entirely, accommodate extended family or guests, or create additional rental income.

Awesome Features:

- ✔ Prime Carp Village Location
- ✔ Beautiful Screened-In Porch
- ✔ Flexible Living & Rental Options
- ✔ 9-Foot Ceilings
- ✔ Privacy-Tinted Windows
- ✔ All Heated Bathroom Floors

Contact me for more information:
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613-799-5570
www.hauschildgroup.com

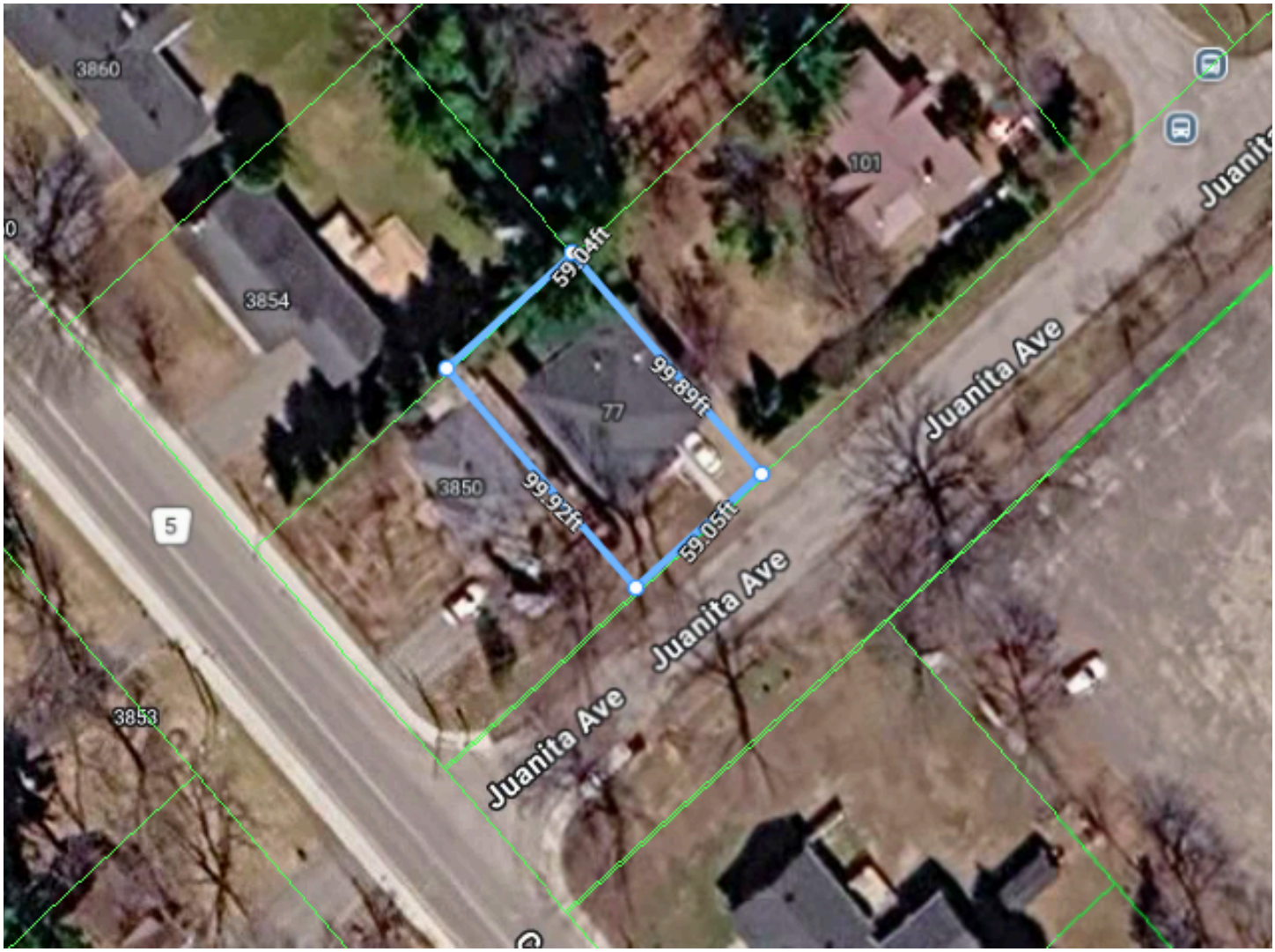
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Lot Measurements as per GeoWarehouse

99.89 ft x 59.04 ft x 99.92 ft x 59.05 ft



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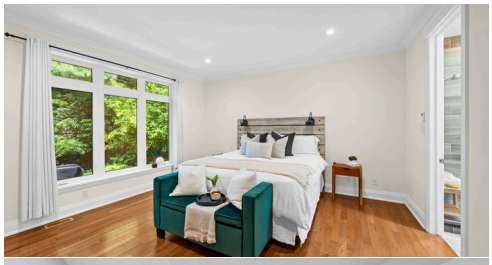
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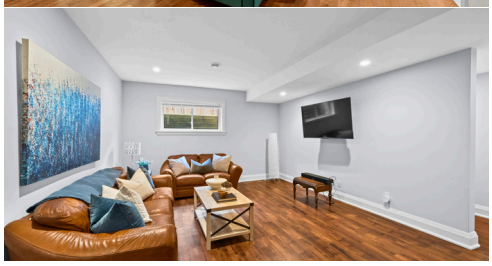
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77 Juanita Ave
Carp





Home Model
Custom Built Home

Year Built
~2016

Closing Date
To Be Arranged

Property Tax
~$5586.34/2026 as per Tax Bill

Rental Items
Hot Water Tank
~$59.22/month

Hydro
~$175.00 - $200.00/month

Water/Sewer
~$135.00-$170.00/month

Gas
~$27.00-$190.00/month

Inclusions
Fridge x2, Stove x2, Dishwasher, Washer & Dryer x2, Hood Fan, Microwave x2, Light Fixtures, Bathroom Mirrors, Drapery Tracks & Rods, Drapes, A/C, Garage Door Opener, Water Softener, Hot Tub, Storage Shed, Electric Fireplace in Basement, HRV, Humidifier, Fridge in Basement, TV Wall Bracket in Basement Rec Room

Exclusions
Freezer, TV in Basement Rec Room
BBQ, Tenant's Belongings

Negotiables
Remaining TV's & TV Wall Brackets

Updates & Upgrades
- ~2026 Driveway to be Finished prior to closing
- ~2025 Added Screened-In Porch with Skylights
- Radiant Floor Heating in all Bathrooms
- ICF foundation, Foam board under the Basement Floor, & 2" of Spray-Foamed Joist Headers with Rockwool Batt Insulation, R22 Fibreglass in Walls. R7.5 Foam Board Exterior Sheathing/Air Barrier with Brick & Siding (as per previous listing)
- Tinted Windows in Dining Room & Primary Bedroom
- Legal Secondary Dwelling Unit 1 Bedroom Apartment - Currently Rented for $1800 Utilities Included

Tankless Water Heater
~Unknown

Furnace
~2016

A/C
~2016

Windows
~2016

Flooring
~2016

Roof
~2016

Stove
~2016

Fridge
~2016

Washer
~2016

Dryer
~2016

Dishwasher
~2016

Hot Tub
~Unknown

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What's Nearby





Transit
The nearest street-level transit stop is Juanita At Snelgrove | 1-minute walk

Safety
Almonte General Hospital | 75 Spring St
Fire Station | 475 Donald B. Munro Dr
Police Station | 211 Huntmar Drive

Parks And Recreation
Huntley Community Association | 1-minute walk
108 Juanita Ave | Playground, Rink, Tennis Courts, Ball Diamonds, Community Centre, Splash Pad

W. Erskine Johnston Arena | 2-minute walk
3832 Carp Rd | Arena, Rink

Huntley Curling Club | 5-minute walk
3806 Carp Rd | Curling Rinks







Schools in the Area

Public Schools
Huntley Centennial Public School | 118 Langstaff Dr
West Carleton Secondary School | 3088 Dunrobin Rd

Catholic Schools
St. Michael School, Corkery | 1572 Corkery Rd
All Saints High School | 5115 Kanata Avenue

French & French Catholic Schools
École élémentaire publique Grande-Ourse | 1385 Halton Terrace
École secondaire publique Maurice-Lapointe | 17 Bridgestone Drive
École élémentaire catholique Saint-Rémi | 100 Walden Drive
École secondaire catholique Paul-Desmarais | 5315 Abbott St E

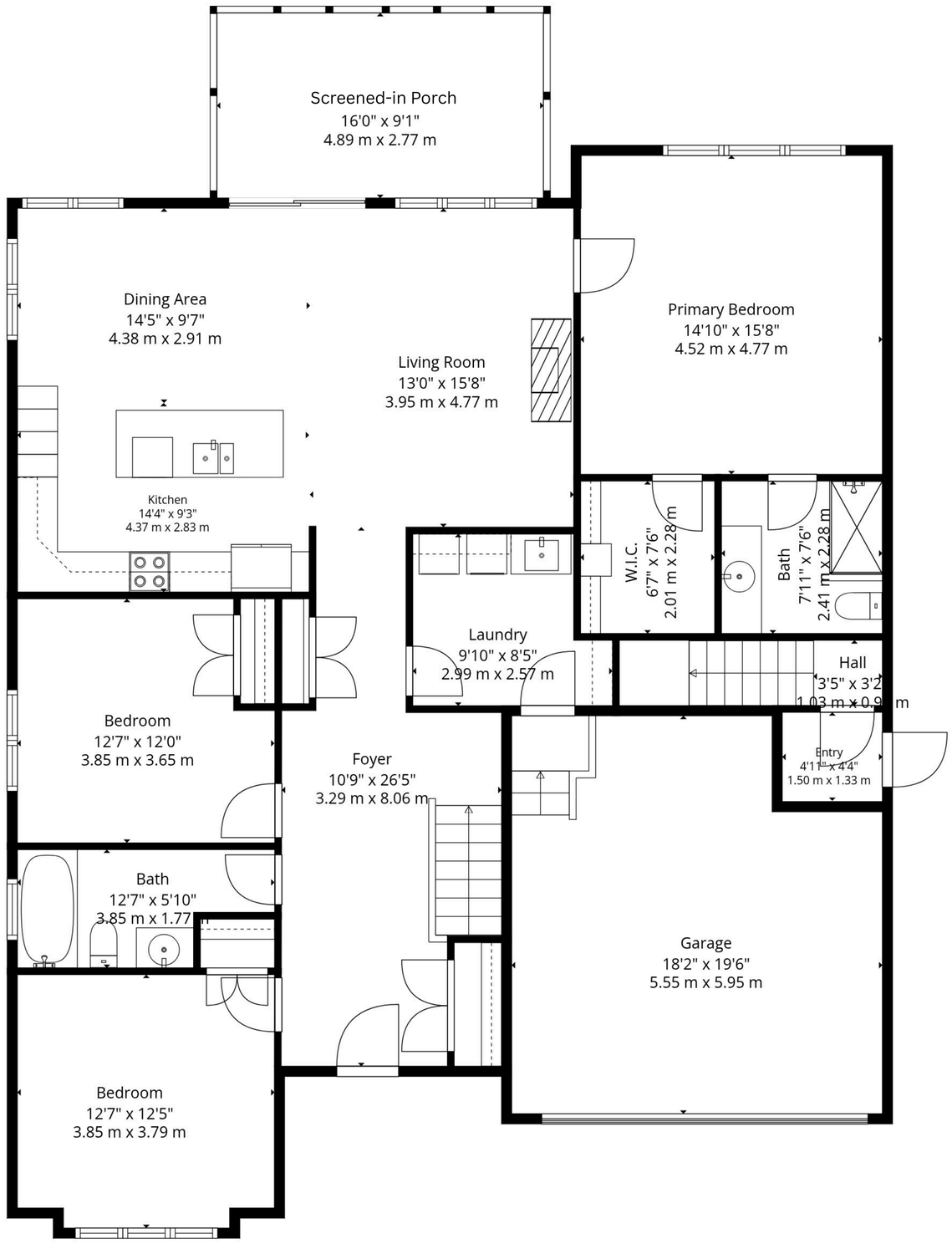
E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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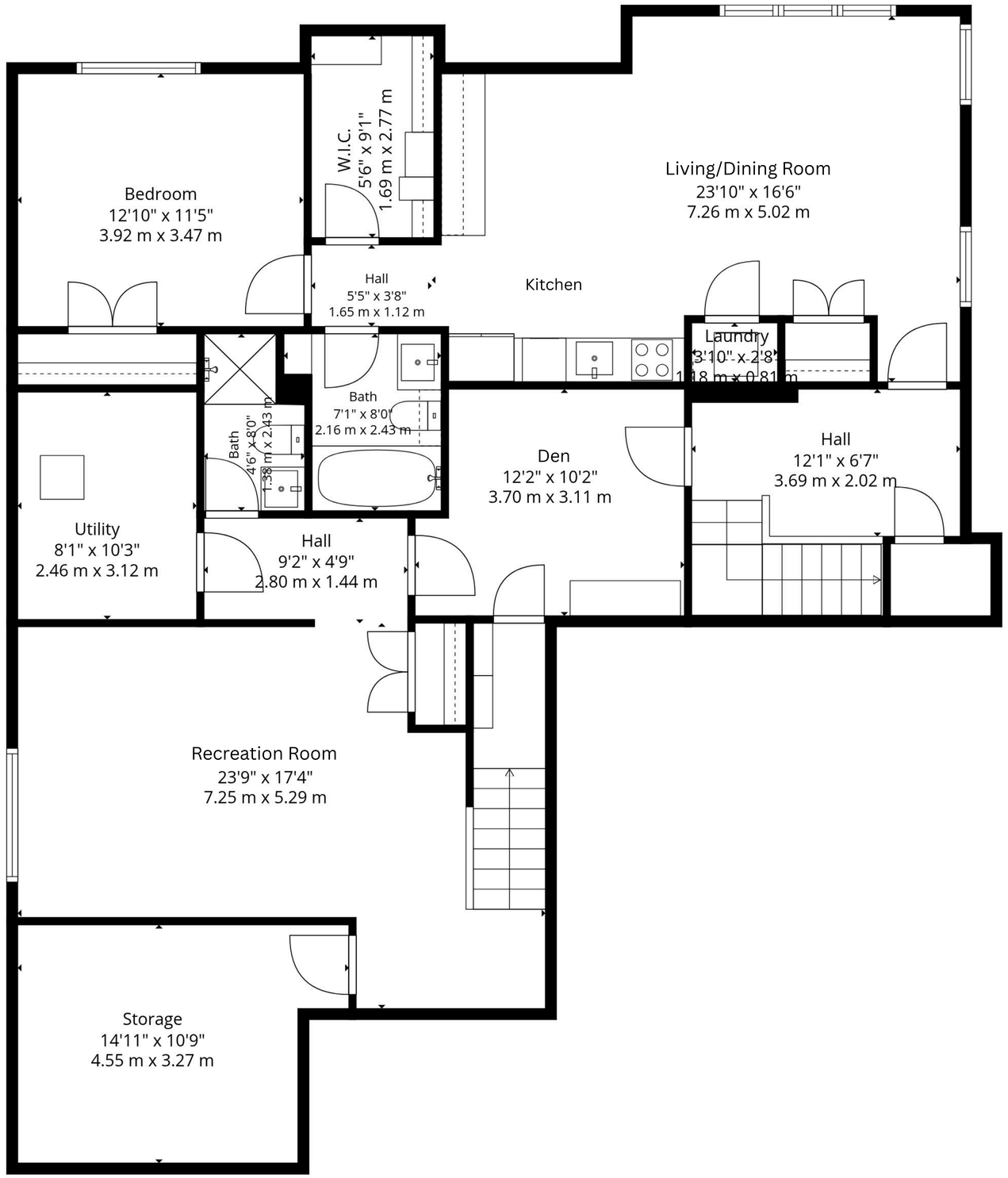
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Only major rooms are listed. Dimensions reflect the largest length and width, and portions of rooms may be smaller.
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