



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR



77 Juanita Ave

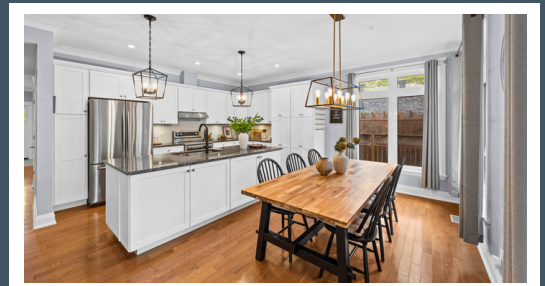
Detached Bungalow with Secondary Dwelling Unit
Carp

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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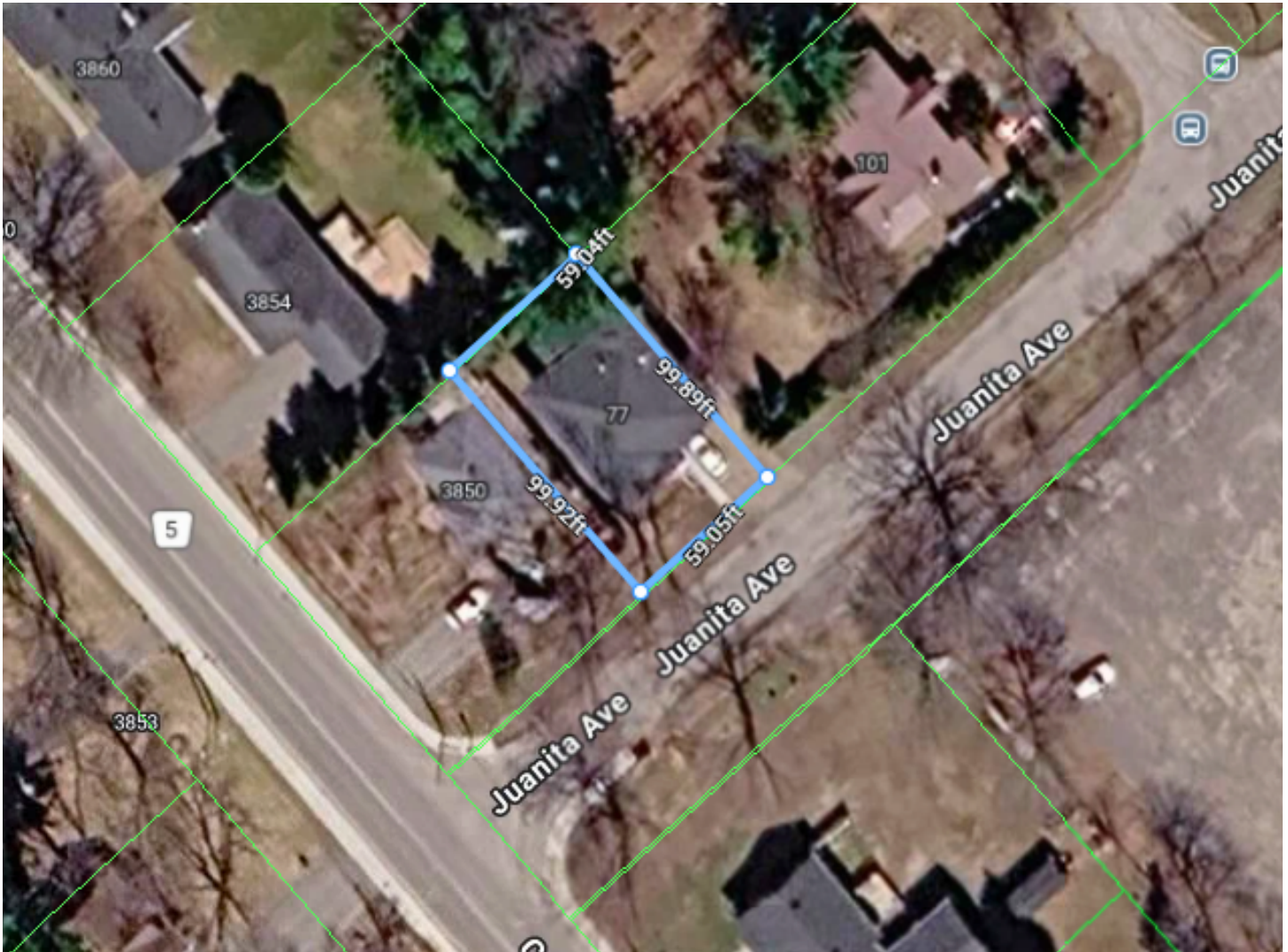




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Lot Measurements as per GeoWarehouse

99.89 ft x 59.04 ft x 99.92 ft x 59.05 ft



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



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77 Juanita Ave Carp

Home Model

Custom Built Home

Year Built

~2016

Property Tax

~\$5586.34/2026 as per Tax Bill

Hydro

~\$175.00 - \$200.00/month

Closing Date

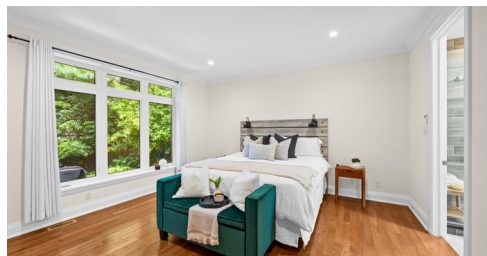
To Be Arranged

Rental Items

Hot Water Tank
~\$59.22/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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