



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR



77 Sherring Court

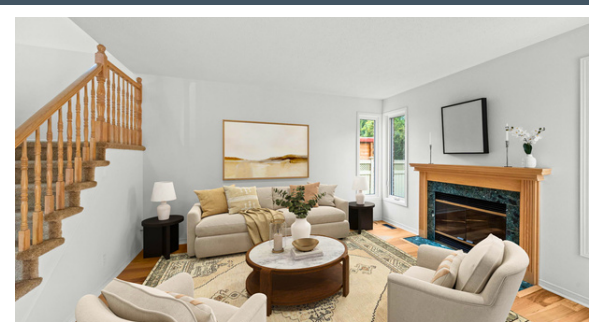
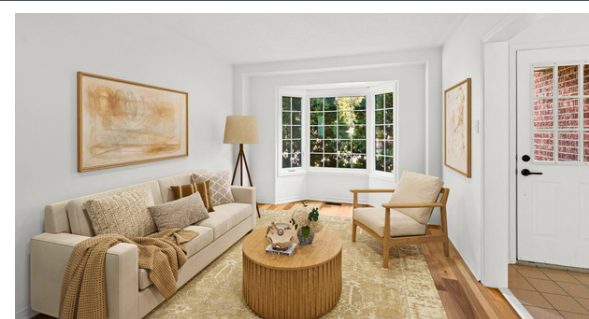
Detached, 2 Storey
Kanata Lakes

About this Property

This beautifully updated 4-bed, 3.5-bath detached home in Kanata Lakes offers a warm and inviting setting on a pool-sized corner lot with sunny western rear exposure and approximately 2,335 square feet of finished living space on all levels (1,784 sq ft above grade per MPAC). New hardwood flooring, a spacious sunken family room with a WETT-Inspired wood-burning fireplace, and a beautifully landscaped backyard create an exceptional balance of comfort, character, and effortless family living.

Awesome Features:

- ✓ Prime Kanata Location
- ✓ Top Schools Nearby
- ✓ Ample Storage
- ✓ Finished Lower Level
- ✓ Garage with Inside Entry
- ✓ Interlock Backyard Patio



Contact me for more information:
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Lot Measurements as per GeoWarehouse

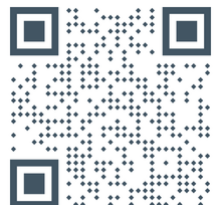
32.67 ft x 23.44 ft x 10.15 ft x 10.15 ft x 10.15 ft x 10.15 ft x 10.15 ft x 10.15 ft x 35.56 ft x 55.42 ft x
104.49 ft



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



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77 Sherring Court Kanata Lakes

Builder

Kinalea

Model

Tradition

Year Built

~1992

Closing Date

To Be Arranged

Property Tax

~\$5273.12/2026 as per Property
Tax Bill

Rental Items

Hot Water Tank
~\$31.17/month (incl. HST)

Hydro

~\$100.00/month

Water/Sewer

~\$110.00/month

Inclusions

Fridge, Stove, SS Dishwasher, Washer & Dryer, Hood
Fan, Microwave, Light Fixtures, Bathroom Mirrors, A/C,
Ecobee Smart Thermostat, Garage Door Opener



Gas

~\$120.00/month

Exclusions

None.

Updates & Upgrades

- ~2016 Triple-pane windows installed
- ~2025 Front & Rear Patio Interlock, Re-leveled
- ~2025 New Vinyl Flooring in Basement & all Bathrooms
- ~2025 Repainted Home Interior
- ~2025 New Toilets, New Sink Faucets, New Smoke Detectors
- ~2026 New Engineered Hardwood Flooring on Main Floor, New Carpet on Stairs & Upper Level
- ~2026 New Hood Fan and Vents installed
- ~2026 Garage Door & Front Door Repainted
- ~2026 New Hallway Lights, New Kitchen Faucet, New sink in master bedroom, New mirrors installed in Powder room & 2nd Floor Hallway Bathroom
- ~2026 New Lock on Front Door & New Exterior Lighting & House Number

Hot Water Tank

~2023

Furnace

~2013

A/C

~1995

Windows

~2016

Flooring

~2026

Roof

~2017

Stove

~2022

Fridge

~2017

Washer

~2016

Dryer

~2016

Dishwasher

~2026

Hood Fan

~2026

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What's Nearby

Transit

The nearest street-level transit stop is Kanata At Sherring

Safety

Queensway Carleton Hospital | 3045 Baseline Road

Fire Station | 1021 Teron Road

Police Station | 1921 Provincial Police Lane

Parks And Recreation

WHALEN PARK | 1-MIN WALK | 4111 KANATA AVE

Playground, Rink, Basketball Court, Ball Diamond, Sports Field, Track, Sports Court, Trail

JIM MALONE PARK | 4-MIN WALK | 400 GOLDRIDGE DR

Playground, Tennis Court, Basketball Court, Sports Field Trail

WALDEN PARK | 7-MIN WALK | 130 WALDEN DR

Playground, Tennis Court, Volleyball Court, Sports Field, Splash Pad, Trail



Schools in the Area

Public Schools

Stephen Leacock Public School | 25 Leacock Drive

Roland Michener Public School | 100 Penfield Dr

Earl Of March Secondary School | 4 The Pkwy

Catholic Schools

Georges Vanier Catholic Elementary School | 40 Varley Drive

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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