

OFFER DETAILS

30 Randall James Drive

\$799,900



INCLUSIONS

Refrigerator, stove, hoodfan, dishwasher, washer, dryer, all light fixtures, all window treatments and hardware, auto garage door opener, attached shelving, central air conditioner (all chattels and fixtures being sold "as is, where is")

RENTAL

Hot water tank - \$31.66 monthly including HST

YEAR BUILT

1993 approximately

OCCUPANCY

Immediate preferred

TAXES

\$5,298.65/2025

AVERAGE UTILITIES

Let us know if you would like to see the most recent utility bills. We do not have an average, but merely an example of the past couple of months.

ROOM MEASUREMENTS

MAIN LEVEL

Foyer	10'10" x 15'4"
Living Room	16'7" x 12'9"
Dining Room	10'5" x 9'3"
Kitchen	11'7" x 10'10"
Eating Area	10'11" x 8'3"
Family Room	12'5" x 10'9"
Primary Bedroom	12'5" x 11'10"
Ensuite	8'0" x 5'6"
Walk-in Closet	6'5" x 5'6"
Bedroom	11'10" x 8'3"
Bedroom	9'11" x 8'9"
Main Bath	6'11" x 6'5"
Laundry/Mudroom	10'2" x 9'11"
Garage	20'0" x 19'7"

LOWER LEVEL

Unfinished Space	44'4" x 38'11"
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AGES & UPDATES

*****Please be advised that all information has been provided to the best of the Estate's knowledge but they make no guarantees or warranties as they have never lived in the home*****

2025

- Washer replaced
- Laundry room sink replaced
- Freshly painted throughout
- New carpeting in bedrooms
- New tiling in foyer
- New flooring in laundry/mudroom
- Front steps epoxied

2024

- Gas fireplace
- Dryer replaced

2015

- Furnace replaced

2005

- Roof replaced (approximately – we suspect it may have been replaced more recently).

Front windows are original. All other windows are vinyl and were replaced but the age is not known

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NEIGHBOURHOOD HIGHLIGHTS

- **EASY TO COMMUTE!** Access commute routes such as Abbott Road & Iber Road easily. Hazeldean Road with quick access to the highway through Fairwinds neighbourhood is just minutes away.
- **FOODIES!** Walk, bike or drive minutes to restaurants such as The Keg, The Village Café, Starbucks, Tealive, Lone Star and many takeout options.
- **SCHOOLS!** Great schools in the area including Stittsville Public School and Sacred Heart Intermediate and High School as well as Ecole Elementaire Catholique St. Jean Paul II and Ecole Secondaire Catholique des Paul Desmarais
- **COMMUNITY!** The Cardel Rec Centre is a great bike, walk or drive away with lots of programming options. Stittsville's favourite Cafes including Ritual, Honey and Brews & Blues are just up Abbott Road. Enjoy a real sense of community in this neighbourhood!
- **GREEN SPACE & PARKS!** The Trans Canada Trail is minutes away for cross country skiing, cycling, hiking and running.