

PROPERTY: 50 CHERRY DRIVE

OCTOBER 17, 2025



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



ADDITIONAL INFORMATION

This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.

INCLUDED IN THE SALE

- GE Profile Oven / Induction Range
- GE Profile Refrigerator
- Whirlpool Wine Fridge
- LG Dishwasher
- Clothes washer & dryer.
- Window blinds including custom main floor blinds (approximately 2021).
- All ceiling light fixtures including chandelier in dining room.
- Central vacuum and attachments.
- Family room electric fireplace.
- Recreation room electric fireplace.
- Garage door opener.
- Metal gazebo.
- Natural gas water heater / hot water tank (2022)

EXCLUDED FROM THE SALE

- Family room television and sound bar.
- Recreation room television and sound bar.
- Fireplace table on rear deck.
- Natural gas BBQ.
- Exercise mats in recreation room / gym areas.

ITEMS OFFERED FOR SALE

- Rear deck lounge furniture.
- Rear deck dining table and chairs.
- Dining room furniture: table, chairs, buffet, tall-boy cabinet.

OPERATING EXPENSES

Utility costs are actual amounts paid by the sellers; individual homeowner costs vary. Buyers need to assess their own usage patterns to estimate costs.

- Hydro Ottawa average \$139.04/month (2024 actual)
- Enbridge Gas average \$79.37/month (2024 actual)
- Water & Sewer average \$69.13 / month (2024 actual)
- Property Tax \$5,886.24 for 2025

UPDATES, MAINTENANCE AND FEATURES

- Roof approximately 2010
- Furnace and A/C approximately 2020
- Natural gas hot water tank approximately 2021, owned.
- Original vinyl windows all in good condition; cranks replaced as needed.
- Composite deck with glass panel railings approximately 2023
- Cedars planted on all three sides of the back yard.
- Backflow valve installed in basement (preventative).
- Hardwood floors refinished.
- Two layers of Roxul insulation in basement ceiling plus two layers of fire-retardant drywall.
- Sprinkler system in front and rear yards.
- Front walkway redone.
- Driveway re-paved 2023
- New garage doors 2023
- New front exterior door 2023
- Main floor custom window blinds approximately 2021
- Double garage includes an extra “nook” that is great for a motorbike or other tool or toy.
- Electric fireplace and brick feature wall in family room.
- Electric fireplace and feature wall in recreation (theatre) room.
- Natural gas BBQ line at smaller rear deck off rear mud room – perfect for BBQing year-round.
- HVAC tech re-ran basement ductwork to create a cleaner, more open ceiling throughout.
- Stipple ceiling on main floor stripped and smoothed throughout.
- Second floor carpeting approximately 2021
- Family room and second floor bedroom used as office are wired for Ethernet.
- Clothes washer approximately 2020; dryer approximately 2014
- Wood staircase to basement.

SCHOOL & NEIGHBOURHOOD INFORMATION

On the next page is a neighbourhood report about local schools, parks, transit and safety.

Click the link to visit an interactive, online version of this report.

[50 Cherry Drive Neighbourhood Overview from HoodQ](#)



50 Cherry Dr

Ottawa, ON

HOODQ DETAILED REPORT

Visit the Homebuyer Hub
<https://hoodq.com>



ELEMENTARY
SCHOOLS



HIGH
SCHOOLS



TRANSIT



SAFETY



PARKS

PUBLIC SCHOOLS (ASSIGNED)

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming. See the closest Public Schools near you below:

Westwind PS



about a 10 minute walk - 0.79 KM

Public

111 Hartsmere Dr, Stittsville, ON K2S 2G1, Canada

At Westwind, we strive to reach every student within a culture of caring. By creating a strong sense of belonging, a place where difference is valued and honoured, we support each learner to be the best that they can be. We inspire excellence in learning, student leadership and citizenship and challenge our students to be risk takers, think critically and creatively and be the change they want to see, catalysts within our school and community. We offer both the Regular English with Core French and French Immersion programs.

<https://westwindps.ocdsb.ca/>

Address 111 Hartsmere Dr, Stittsville, ON K2S 2G1, Canada

Language English

Grade Level Pre-Kindergarten, Kindergarten, and Elementary

School Type Public

Phone Number 613-831-7840

School Board Ottawa-Carleton DSB

School Number 624500

Additional Details French Immersion

School Board Number B66184

Grades Offered PK to 6

Maplewood SS

2.14 KM away

Public

700 Cope Dr, Ottawa, ON K2V 0B9

Maplewood Secondary School: This name represents the flora and fauna of the local area and is a connection to the changing nature and natural beauty of Canada's landscapes. Maple trees symbolize endurance, growth, strength, and resilience. Honouring trees and their importance is relevant in today's climate. In addition, maple trees are reflected in the poem "leaf-bearing trees" by local Algonquin elder, Albert Dumont. Maplewood Secondary School aligns with the OCDSB Strategic Plan of social responsibility and well-being and embodies care and belonging to our community. This name encourages engagement and connection with the natural world around our students.

<https://www.ocdsb.ca/>

Address 700 Cope Dr, Ottawa, ON K2V 0B9

Grade Level Middle and High

School Type Public

School Board Ottawa-Carleton DSB

Additional Details French Immersion

Grades Offered 7 to 12

ÉESP Maurice-Lapointe

4.87 KM away

Public

17 Bridgestone Dr, Kanata, ON K2M 0E9, Canada

Tout le personnel de l'École élémentaire et secondaire publique Maurice-Lapointe travaille en équipe pour élaborer des mesures d'évaluation communes et pour analyser les résultats des élèves afin de mettre en application toutes les stratégies efficaces et pertinentes qui permettront à tous les élèves de réussir à un plus haut niveau de rendement en littératie et numératie. L'école fournit à tous les élèves un milieu d'apprentissage sécuritaire, chaleureux, accueillant, adapté à leurs besoins individuels en leur offrant les occasions qui permettront le développement des compétences aux niveaux scolaire, personnel, professionnel, moral et francophone.

<http://maurice-lapointe.cepeo.on.ca/>

Address 17 Bridgestone Dr, Kanata, ON K2M 0E9, Canada

Language French

Grade Level Pre-Kindergarten, Kindergarten, Elementary, Middle, and High

School Type Public

Phone Number 613-591-5384

School Board CÉP de l'Est de l'Ontario

School Number 247352

School Board Number B66311

Grades Offered PK to 12

South Carleton HS

9.73 KM away

Public

3673 McBean St, Richmond, ON K0A 2Z0, Canada

South Carleton High School is a community school that offers a comprehensive program from Grade 9 through to Grade 12. Our school operates on a semester system with students taking up to four courses each semester. Courses are offered at the academic, applied, and open levels in Grades 9 and 10. In Grades 11 and 12, courses are offered at the university, college, university/college and open levels. Our team of staff, students, parents and community promote a sharing, inclusive and welcoming environment. We respect the individual, honour our traditions, encourage daily excellence, and prepare students for their future.

<https://southcarletonhs.ocdsb.ca/>

Address 3673 McBean St, Richmond, ON K0A 2Z0, Canada

Language English

Grade Level High

School Type Public

Phone Number 613-838-2212

School Board Ottawa-Carleton DSB

School Number 942855

Additional Details French Immersion

School Board Number B66184

Grades Offered 9 to 12

CATHOLIC SCHOOLS (ASSIGNED)

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming. See the closest Catholic Schools near you below:

Guardian Angels Catholic ES



about a 8 minute walk - 0.59 KM

Catholic

4 Baywood Dr, Stittsville, ON K2S 1K5, Canada

Our school community is enriched on a daily basis by our Catholic faith. We welcome Monsignor Joseph Muldoon to our school community and Holy Spirit Parish. Monsignor Muldoon plays a vital role in our school community through masses and frequent visits in our classes, our playground and our hallways. The wonderful connection with God, made through the sacraments, is enriched through the weekly Sunday Mass.

<http://gua.ocsb.ca/>**Address** 4 Baywood Dr, Stittsville, ON K2S 1K5, Canada**Language** English**Grade Level** Pre-Kindergarten, Kindergarten, and Elementary**School Type** Public**Phone Number** 613-836-7423**School Board** Ottawa CDSB**School Number** 760013**Additional Details** Religious**School Board Number** B67180**Grades Offered** PK to 6

Sacred Heart HS



about a 16 minute walk - 1.17 KM

Catholic

5870 Abbott St E, Stittsville, ON K2S 1X4, Canada

Recognizing the talents and contributions of every person within our community, and with abundant respect for all life, Sacred Heart Catholic High School strives to nurture Christian gospel values, along with our partners at home and in our parishes. Following the example of Jesus Christ, we strive to demonstrate how our faith leads us to do good works, how wisdom teaches us to love our neighbour, and how our purpose of preparing our young people to be stewards of the earth guides our actions. Faithful to the gospel, we are people of prayer, in a community of learners, who create a place of welcome and who seek to provide for those in need.

<http://shh.ocsb.ca/>**Address** 5870 Abbott St E, Stittsville, ON K2S 1X4, Canada**Language** English**Grade Level** High and Middle**School Type** Public**Phone Number** 613-831-6643**School Board** Ottawa CDSB**School Number** 759970**Additional Details** Religious

School Board Number B67180

Grades Offered 7 to 12

ÉÉC Saint-Jean-Paul II

2.0 KM away

Catholic

5473 Abbott St E, Stittsville, ON K2S 0A8, Canada

L'École élémentaire catholique Jean-Paul-II de Stittsville a ouvert ses portes le 9 janvier 2006. Elle a été construite afin de répondre aux besoins d'une communauté francophone de plus en plus nombreuse dans cette région. L'école a été inaugurée le 9 mai 2006. Notre mission est d'amener l'élève à réaliser son plein potentiel dans une ambiance accueillante et chaleureuse.

<http://jean-paul-ii.ecolecatholique.ca/>

Address 5473 Abbott St E, Stittsville, ON K2S 0A8, Canada

Language French

Grade Level Pre-Kindergarten, Kindergarten, and Elementary

School Type Public

Phone Number 613-521-7858

School Board CSDC du Centre-Est de l'Ontario

School Number 156159

Additional Details Religious and Day Care

School Board Number B67334

Grades Offered PK to 6

ÉSC Paul-Desmarais

2.58 KM away

Catholic

5315 Abbott St E, Stittsville, ON K2S 0X3, Canada

À l'École secondaire catholique Paul-Desmarais, chaque élève, enrichi et animé par son identité catholique et francophone, cheminera vers la pleine réalisation de son potentiel en devenant un penseur critique et créatif, un jeune adulte affirmé et épanoui et un citoyen engagé et éthique. Spécialisation(s) : Concentration Entrepreneuriat & Innovation et MHS Affaires.

<http://paul-desmarais.ecolecatholique.ca/>

Address 5315 Abbott St E, Stittsville, ON K2S 0X3, Canada

Language French

Grade Level High and Middle

School Type Public

School Board CSDC du Centre-Est de l'Ontario

School Number 758231

Additional Details Gifted/Talented Program and Religious

School Board Number B67334

Grades Offered 7 to 12

PRIVATE SCHOOLS

See a list of the closest private schools near you:

Ambassadors Christian School



about a 6 minute walk - 0.44 KM

Private

2031 Stittsville Main St, Stittsville, ON K2S, Canada

Ambassadors Christian School is a small Christian day school that is operated by the Canadian Reformed School Society of Ottawa (CRSSO). Our school society is made up of many people of like mind and faith in the Ottawa region who are passionate about excellent education that is saturated by the gospel of grace. We therefore, desire to educate our children in light of the fact that they are, by God's grace, included in the covenant of his grace and are thereby, children of God. ACS meets or exceeds Ontario's Ministry of Education guidelines and the curriculum that is taught is similar but our approach and understanding is unique.

<http://ambassadorschristianschool.ca/>

Address 2031 Stittsville Main St, Stittsville, ON K2S, Canada

Grade Level Elementary, Kindergarten, and Middle

School Type Private

Phone Number 613-400-4022

School Board N/A

School Number 669258

Additional Details Religious

Grades Offered K to 8

Kanata Montessori Private School

4.32 KM away

Private

275/355 Michael Cowpland Dr, Kanata, ON K2M 2C5, Canada

Kanata Montessori School has a 40 year history of graduating bilingual students with self-confidence, critical thinking skills, respect, high academic achievement and an international perspective. Our mission includes ensuring our students work to their strengths and buffer their weaknesses. KMS is a multi-cultural, multi faith, non-profit elementary school that serves students from 18 months and nurtures them to graduation in grade eight. We offer two distinct campuses with a population of over 300 students. In 2008 KMS completed a major expansion and now enjoys a full sized gymnasium that benefits all KMS programs and provides the opportunity for many community activities. The school now sits on over three acres of land with the surrounding woods and trans Canada trail as a perfect backdrop for a school committed to environmental sustainability.

<https://www.kanatamontessori.com/>

Address 275/355 Michael Cowpland Dr, Kanata, ON K2M 2C5, Canada

Grade Level Pre-Kindergarten, Kindergarten, Elementary, Middle, and High

School Type Private

Phone Number 613-592-2189

School Board N/A

School Number 875104

Additional Details Montessori, Before/After School, and French as a Second Language

Grades Offered PK to 12

PARKS & REC

Whether you want to sit at a park bench with a good book or use one of the special facilities offered, you'll be happy to know that your neighbourhood is close to many wonderful recreational opportunities. See Parks and Recreation facilities near you below:



Sunray Park  about a 3 minute walk - 0.19 KM

22 Sunray Cres

1 Playground

<https://ottawa.ca/en/residents/recreation-and-parks/parks-and-green-space>



W.J. Bell Rotary Peace Park  about a 4 minute walk - 0.3 KM

1751 Main St

1 Trail



Hopetown Park about a 7 minute walk - 0.54 KM

23 Hartsmere Dr

1 Playground

<https://ottawa.ca/en/residents/recreation-and-parks/parks-and-green-space>



Trustee M. Curry Park about a 8 minute walk - 0.63 KM

85 Hartsmere Dr

2 Playgrounds, 1 Rink, 1 Basketball Court, 3 Sports Fields, and 2 Sports Courts

<https://ottawa.ca/en/residents/recreation-and-parks/parks-and-green-space>

TRANSIT

The public transit system can be an easy, cost-effective and efficient way of getting around the city, accessible from your neighbourhood. See the closest Public Transit stops near you below:



The nearest street-level transit stop is Stittsville Main At Trechelle



about a 4 minute walk - 0.29 KM

<http://www.octranspo1.com/maps>

SAFETY

Every second matters in an emergency, and your neighbourhood is part of a dedicated safety system of emergency agencies including Fire Stations, Police Stations, and Hospitals. See the closest facilities near you below:



Queensway Carleton Hospital

Queensway Carleton Hospital is a vibrant hospital in today's ever-changing healthcare environment. We meet our community's needs while being in a healthy financial position to keep doing so. Behind our success is a committed team of healthcare professionals, physicians and volunteers whose focus remains on our patients and families. As the only hospital located in the west end of the City, QCH serves a population of over 400,000 in western Ottawa and the Ottawa Valley and is a leader in the delivery of healthcare in the Champlain LHIN.

12.11 KM away

Type Acute Care, Emergency Care, and Rehabilitation

Address 3045 Baseline Rd, Nepean, ON, K2H 8P4, Canada

Phone Number (613) 721-2000

<http://www.qch.on.ca>



The nearest fire station is Ottawa Fire Station 81

0.38 KM away

Address 1641 Stittsville Main St, Stittsville, ON K2S 1A5

<https://ottawa.ca/en/residents/emergency-services/ottawa-fire-services>

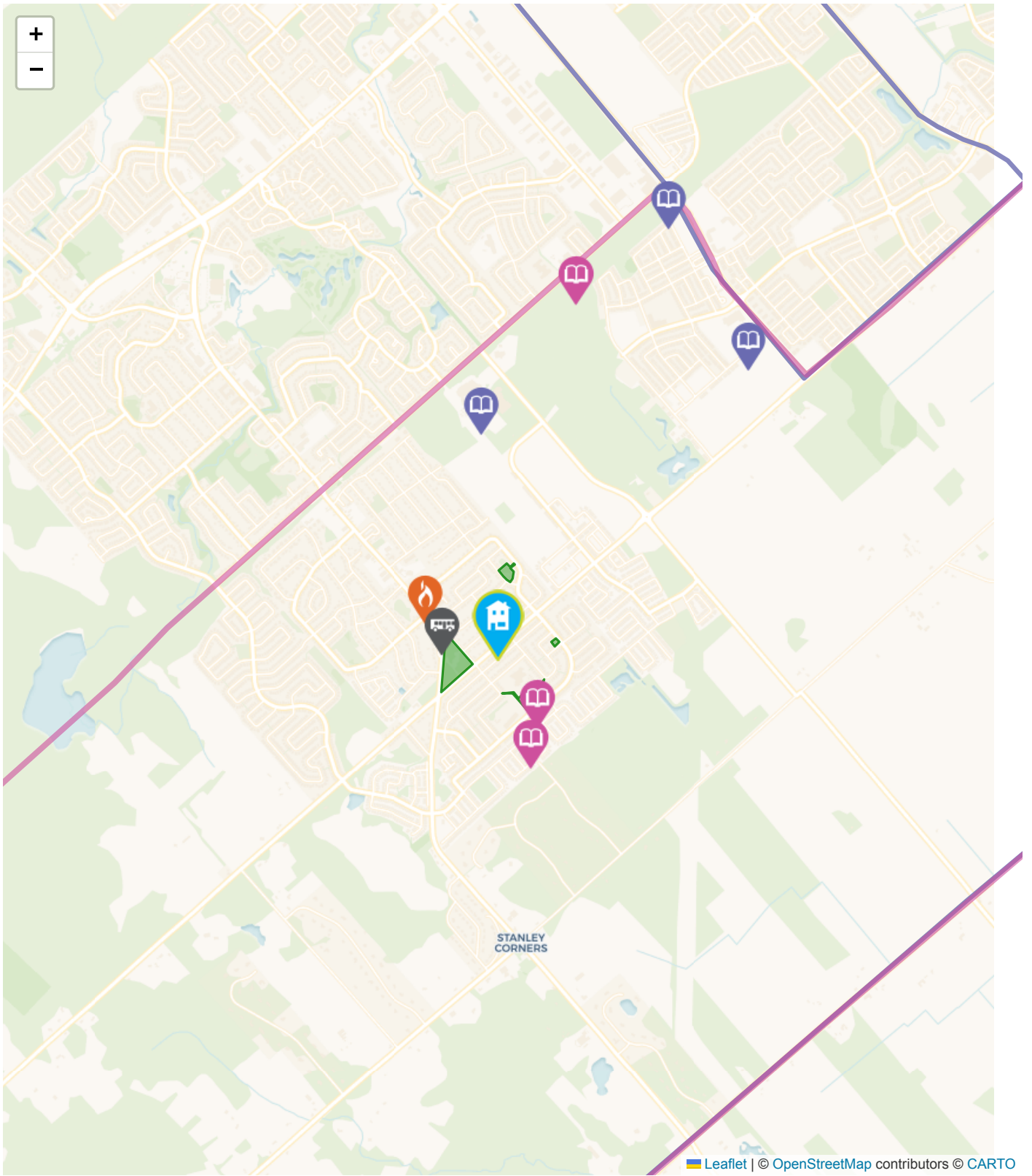


The nearest police facility is Ottawa Central/West Police (Kanata)

4.64 KM away

Address 211 Huntmar Drive, Stittsville, ON K2S 1B9, Canada

<http://www.ottawapolice.ca/>



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|--|--|--|---|--|
|  Elementary Schools |  Middle Schools |  High Schools |  Transit |  Safety |
|  Elementary Attendance Zone |  Middle Attendance Zone |  High Attendance Zone |  Parks | |