



Stittsville
6304 FERNBANK ROAD

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Spectacular Cape Cod-Style Home in the Heart of Stittsville

Set on an impressive oversized lot backing onto greenspace and mature trees, this south-facing Cape Cod-style family home combines exceptional privacy, outstanding outdoor space, and the feel of country-sized living just minutes to schools, parks, shopping, and everyday amenities. Steps to express bus stop with direct access to Tunney's Pasture and LRT stations.

A charming covered front porch and striking flowering crabapple tree create outstanding curb appeal, while the double car garage and extended driveway provide ample parking. Inside, the bright sun-filled layout features wide plank flooring, updated lighting, and generous principal rooms throughout.

The entertainment-sized living and dining room, accented by modern wall panelling, provides an inviting setting for family gatherings and formal entertaining. At the back of the home, the renovated kitchen showcases extensive wood cabinetry, granite countertops, stainless steel appliances, a farmhouse sink, tiled backsplash, and a large functional centre island with seating. Sliding doors provide direct access to the backyard patio and expansive yard beyond. The adjoining family room is anchored by a cozy wood-burning fireplace and creates a warm everyday living space. A main level laundry room, powder room, and inside access to the heated double attached garage complete this level.

The second level features three generous bedrooms including a spacious primary retreat with a large walk-in closet and updated 3-piece ensuite. Two additional bedrooms are well-sized and served by a refreshed full family bathroom featuring a jetted tub.

The bright finished basement adds excellent additional living space with large windows, a spacious recreation room, 4th bedroom, 3-piece bathroom, home gym, and two equally sized storage rooms.

A true highlight of the property is the incredible backyard setting — fully fenced with mature trees, a large patio for outdoor dining, expansive green space for children or pets, strawberry and raspberry patches, plus two sheds ideal for storage, hobbies, or workshop use. Rarely does a property provide this much usable outdoor space while still being just minutes from all the conveniences of Stittsville. An exceptional opportunity to enjoy space, privacy, and a move-in ready family home.

HOME IMPROVEMENTS 2026:

- New Furnace (80,000 BTU)
- New AC
- New Maxi Roof Vents
- New Stove
- Updated Ensuite, Main Bath and Powder Room
- Wood Fireplace WETT Certified
- Attic Reinsulated

2025: New Garage Door Openers

2023: New Front Door

2021: Kitchen Renovation, Patio Door

2016: Roof (GAF lifetime shingles)

OTHER NOTABLE FEATURES

- Heated (NG) 2 Car Garage with 240 V plug
- Large Covered Porch
- 2 Outdoor Sheds (10' x 10'; 12' x 16')
- Main Bath with Airjet Bathtub
- Natural Gas BBQ connection

INCLUSIONS:

- LG ThinQ Refrigerator
- LG ThinQ Stove
- OTR Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- Central Vac & Accessories
- 2 Auto Garage Door Openers + Remotes
- Window Blinds, Drapes & Rods
- All installed Light Fixtures
- Television/Soundbar/ Mount in family room

EXCLUSIONS:

Basement Fridge, all shelving units in both basement storage rooms, cabinets in large storage shed.

Heating:

Forced Air/Natural Gas, Wood Fireplace

Cooling: Central Air

Rented Equipment:

Hot Water Heater: (\$30/mth, Enercare)

Parking:

Double attached garage with inside entry plus 6 driveway spaces

Lot Size:

65.62ft FR x 150.13 ft D

Year Built:

1987

Property Taxes:

\$5,724.49 [2026]



LEVELS	ROOMS	DIMENSIONS
Main	Entry	7'8" x 7'4"
Main	Living / Dining Room	26'7" x 11'0"
Main	Kitchen	18'4" x 11'0"
Main	Family Room	16'9" x 10'3"
Main	Powder Room	5'9" x 3'1"
Main	Laundry Room	6'10" x 5'9"
Second	Primary Bedroom	18'6" x 11'0"
Second	3-Piece Ensuite Bath	11'0" x 6'0"
Second	Second Bedroom	11'0" x 9'8"
Second	Third Bedroom	10'7" x 9'9"
Second	4-Piece Bathroom	8'0" x 7'3"
Basement	Recreation Room	21'10" x 14'4"
Basement	Gym / Flex Space	13'3" x 10'0"
Basement	Fourth Bedroom	14'3" x 12'2"
Basement	3-Piece Bathroom	9'10" x 6'4"
Basement	2 Storage Rooms (identical)	13'9" x 5'3"



*Some Room Measurements +/- jogs.

