

# Listing Draft3950102 MLS® Data Information

8776 Copeland Road  
Stittsville - Munster - Richmond, ON K0A 1B0  
Residential Freehold - Vacant Land  
For Sale - \$1,500,000 - Draft

INNOVATION REALTY LTD. (613-755-2278)  
Ramsay Ferguson, Salesperson (613-869-4663)  
INNOVATION REALTY LTD. (613-755-2278)  
Tom Bastien, Broker (613-850-0690)

## Location

ASSESSMENT ROLL #	061427181516500	LOT DEPTH	0
PIN#	044420268	LOT SIZE CODE	Feet
AREA	Ottawa	LOT SIZE SOURCE	MPAC
MUNICIPALITY	Stittsville - Munster - Richmond	LOT SIZE AREA CODE	Acres
COMMUNITY	8208 - Btwn Franktown Rd. & Fallowfield Rd.	ACREAGE	100 +
FRONTING ON	South	WATERFRONT YES/NO	No
LEGAL DESC.	PT LT 2 CON 5 GOULBOURN EXCEPT PTS 1 & 2 ON 4R9097, EXCEPT PLAN 4R22169, OTTAWA	DIR.S	From Eagleson Road: Head west on Copeland Road; the property is on the south side of the road, just past the bend. From Dwyer Hill Road: Head east on Copeland Road; the property will be on your right (south side) before reaching Eagleson.
LOT FRONT	0	MAIN CROSS STREETS	Dwyer Hill Road/Egleson Road

## Amounts/Dates

HST APPLICABLE TO SALE PRICE	Included In	EXPIRY DATE	November 21, 2026
TAXES/YEAR	\$733.88 / 2025	POSSESSION REMARKS/TYPE	TBA / Flexible
ASSESSMENT YEAR	2025	HOLDOVER DAYS	90
CONTRACT COMMENCEMENT	May 21, 2026	SELLER NAME	David Ross Tierney

## Exterior

STYLE	Other	PROP. FEATS./AREA INFLUENCES	Golf
VIEW	Meadow, Panoramic, Pasture	WATER SUPPLY TYPE	Drilled Well
EXTERIOR FEATS.	Paved Yard	SURVEY TYPE	None
TOPOGRAPHY	Level	CABLE	No
GARAGE/TYPE	Yes / Detached	HYDRO	Yes
WATER	Well	SEWERS	No
POOL	None	GAS	No
SPECIAL DESIGNATION	Unknown	MUNICIPAL WATER	No
YEAR BUILT SOURCE	MPAC	TELEPHONE	No
ABOVE GRADE FINISHED SQFT SOURCE	MPAC		

## Waterfront/ Rural

WATERFRONT TYPE None

## Comments

### REMARKS FOR CLIENTS

192.33 ACRES - Incredible opportunity with severance possibility to secure a beautiful stretch of rural land along Copeland Drive. This spacious agricultural parcel offers open fields, privacy, and the flexibility to create your ideal country retreat. A large detached garage adds convenience for storage, equipment, or hobby use. This property also includes a rooftop solar microFIT system generating income under an existing 20-year agreement effective until October 23, 2038. Whether you're looking for farmland, space for recreational use, or a future home site, this property delivers exceptional potential. Enjoy the quiet of the countryside while remaining just minutes from Stittsville, Kanata, and major amenities. Set within the Stittsville-Munster-Richmond rural corridor, this property sits on a wide-open stretch of countryside bordered by Fallowfield Road to the north and Franktown Road to the south. Known for its peaceful farmland, mature tree-lines, and quiet country roads, this area offers the privacy of rural living while remaining only minutes from the amenities of Stittsville, Richmond, and Munster. Enjoy easy access to major routes like Eagleson Road and Dwyer Hill Road, making it simple to reach shopping, schools, recreation, and Highway 7. The community blends agricultural landscapes with scattered estate lots, creating a calm, spacious environment that appeals to those seeking land, space, and a slower pace.

### REALTOR ONLY REMARKS

Please see attachments for "Schedule B" which must accompany all Offers. Also attached: Plans, Well Record, Solar Panel microFit System, HoodQ Address Report, HoodQ Detailed Report, HoodQ School Report and Innovation Realty Ltd. Deposit Instructions. Property allows overlapping showings. \*\* Sale is subject to Probate. Closing Date to be set once probate is issued."

## Other

LISTING BROKERAGE	INNOVATION REALTY LTD.	SELLER PROP. INFO STATEMENT	No
SALESPERSON 1	Ramsay Ferguson, Salesperson	DISTRIBUTE TO INTERNET	Yes
SALESPERSON 1 PHONE #	613-869-4663	DISPLAY ADDRESS ON INTERNET	Yes
SALESPERSON 1 EMAIL	ramsay@thebfteam.ca	DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 2 BROKERAGE	INNOVATION REALTY LTD.	PERMISSION TO CONTACT	No
SALESPERSON 2	Tom Bastien, Broker	BROKER TO ADVERTISE	
SALESPERSON 2 PHONE #	613-850-0690	SHOWING REQUIREMENTS	Showing System
SALESPERSON 2 EMAIL	tom@thebfteam.ca	OCCUPANCY	Owner
CMSN. TO CO-OP. BROKERAGE	2.0%	CONTACT AFTER EXPIRED	No

This is an MLS® Data Information Form. Seller or Landlord hereby acknowledges having received a copy of this document which forms Part 2 of the listing agreement

Signature	_____	Date	_____
Signature	_____	Date	_____
Signature	_____	Date	_____