



8776 Copeland Rd

TAKE A LOOK INSIDE

highlights

192.33 ACRES - Incredible opportunity with severance possibility to secure a beautiful stretch of rural land along Copeland Road. This spacious parcel offers open fields, privacy, and the flexibility to create your ideal country retreat. A large insulated detached garage (30x50) 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.

special mentions

- Garage - 2018

The net income for the past three years from the microFIT after expenses:

2025 \$2,408.74

2024 \$2,602.87

2023 \$2,365.24

Final 2025 Property Taxes: \$733.88



extra photos



Exterior View



Exterior View

extra photos



Garage



Garage