

22-Jul-2022

26 HAVENHURST CRESCENT, Ottawa K1T 3E8

ML#: 1305725

New Listing!



Status: Active
Dist/Neigh: 3806- Hunt Club Park/Greenboro
Municipality:
Neigh Name: Hunt Club Park
Lot Size: 19' x 96'
Zoning:
Zoning Desc: Residential
Possession: TBA
Legal Desc: PCL 7-17, SEC 4M-733 ; PT BLK 7, PL 4M-733 , PART 13 & 14 , 4R7195 , S/T & T/W AS IN LT667865 ; S/T LT651343,LT661649,LT661675 OTTAWA/GLOUCESTER

List Price: \$599,900
Sub Type: Residential
Fronting: Northeast
Acres:
Seasonal:

Directions/Remarks

Directions: Hunt Club Road to Cahill Drive. Right onto Southport Drive and right onto Havenhurst Crescent.

Public Remarks: Welcome to 26 Havenhurst Crescent. This well maintained and spotlessly clean - move in condition, three bedroom, three bathroom freehold townhome is located in a wonderful family-friendly neighbourhood! The bright & spacious main floor includes hardwood flooring, a kitchen that overlooks the dining room and a living room with a cozy wood burning fireplace. California shutters in living room and patio doors! The second floor offers a large primary bedroom with ensuite, two additional bedrooms and another full bathroom! Enjoy the private, deep, fully fenced backyard with no rear neighbours! Located on quiet crescent with no through traffic. All of this perfectly situated in the heart of desirable Hunt Club/Greenboro, steps away from parks, schools and public transit! Library and community centre within walking distance. Roof updated July 2019 with 40 year shingles.

Property Information

Style:	Row Unit	Type:	2 Storey	Total Beds:	3	Total Baths:	3
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/1
Year Built:	1989/Approx	#Gar:	1	Beds BG:	0	Ensuites:	1
Parking Desc:	1 Garage Attached			#Cover:	0	Total Park:	2
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:			
Water Supply:	Municipal			# FP:	1	FP Fuel:	Wood
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Partly Finished		
Floor Covering:	Carpet Wall To Wall, Hardwood, Other (See Remarks)			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Dryer, Freezer, Hood Fan, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Auto Garage Door Opener, Window Blinds, Other (See Remarks)						
Site Influences:	Family Oriented, No Rear Neighbours						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Exclusions:	White primary bedroom curtains.						
Rental Equip:	Hot water tank						

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
DINRM	Main	7'11" x 10'9"	LIVRM	Main	10'4" x 19'1"	EATNG	Main	7'11" x 8'4"	KITCH	Main	10'5" x 11'2"
BEDRM	2nd	9'6" x 16'2"	BEDRM	2nd	8'5" x 13'	PRBED	2nd	16' x 16'2"	BATH4	2nd	
ENS4PC	2nd		BATH2	Main		OTHER	Bsmt	11'1" x 38'7"	LAUND	Bsmt	9'5" x 29'10"

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Multimedia URL: <https://my.matterport.com/show/?m=L1gX52AfXvH>
Addl Images URL: <https://www.coleconnection.ca/Properties.php/Details/412/26-havenhurst-crescent-ottawa-on#viewdetail>

Taxes/Yr: \$3,460.00/2022
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 0
SRD:

PR:
SD:

CD:
SP: