

OFFER DETAILS

41 Eisenhower Crescent

\$599,900

INCLUSIONS – ALL IN “AS IS, WHERE IS” CONDITION

Refrigerator, stove, hoodfan, dishwasher, 2 washers, clothesline, all light fixtures, all window treatments and hardware, hot water tank, dehumidifier, water softener, 2 chest freezers, preferred to leave any furniture and items left except as below, sump pump

EXCLUSIONS

Some personal or sentimental items (most of these items are in closets), hall rack in front foyer, tall wood bookcase in primary bedroom

BUILT

1962 – owned by this owner since 1966

LOT SIZE

100 feet x 150 feet

OCCUPANCY

Mid October preferred

TAXES

\$4,238.94/2022

AVERAGE UTILITIES

Hydro - \$83 per month

Natural Gas - \$119 per month

AGES & UPDATES

Roof 1995

Windows 2001 and 2009

Furnace 2018

Central Air 2019

Skylights 2009

Water Softener 2012

Hot Water Tank (Owned) 2013

Electrical 1996

Septic Original – last record of pumping is 1994 (Septic is not in good condition and likely in need of replacement)

Well 1979



MAIN LEVEL

Foyer	5'5" x 4'11"
Living Room	15'5" x 15'2"
Dining Room	15'9": x 10'3"
Kitchen	15'7" x 11'2"
Primary Bedroom	11'7" x 10'3"
Bedroom	12'3" x 11'
Bedroom	10'3" x 9'5"
Bathroom	8'2" x 7'8"

LOWER LEVEL

Storage	13' x 9'11"
Storage	45'3" x 21'

Please note that room measurements are approximate and could, at times, be +/- jogs.

AMENITIES

This home is located in a coveted neighbourhood called Heart's Desire which is filled with spacious lots with mature trees and surrounded by parks including Heart's Desire Forest just down the street.

The Jock River is just down the hill for you to walk down with you kayak or paddleboard or just to enjoy the view!

Amenities of Barrhaven are to the west, with Stonebridge Golf Course just to the south.

You also have access to all that Riverside South has to offer just to the east of this neighbourhood across the Vimy Ridge bridge.

Schools for the area include Chapman Mills PS, Longfields-Davidson Heights SS, St. Emily School and St. Joseph Intermediate School and High School

Grocery stores, recreation, pharmacies, retail, restaurants – ALL at your fingertips!