

OFFER DETAILS

39 Furlong Crescent

\$725,000



INCLUSIONS

Refrigerator, stove, micro-hoodfan, dishwasher, washer, dryer, bar fridge in basement, all light fixtures, all window treatments & hardware, auto garage door opener & remote, bathroom mirrors, attached shelving except as below, gazebo, outdoor storage box, basement electric fireplace/cabinet, patio set on deck (table, chairs & umbrella), 3 outdoor cameras and accompanying system

EXCLUSIONS

Some basement shelving, Ring doorbells

RENTAL EQUIPMENT

Hot water tank - \$28.14 per month

YEAR BUILT

1991 approximately

OCCUPANCY

30-45 days

TAXES

\$4,685.11/2025

UTILITIES

Water – \$90 per month

Hydro - \$120 per month

Gas - \$150 per month

ROOM MEASUREMENTS

MAIN LEVEL

Foyer	19'6" x 4'10"
Living Room	15'6" x 12'8"
Dining Room	16'7" x 8'4"
Kitchen	13'8" x 10'2"
Powder Room	8'0" x 3'4"

UPPER LEVEL

Primary Bedroom	17'11" x 13'8"
Ensuite	9'6" x 5'1"
Walk-in Closet	6'2" x 5'1"
Bedroom	13'3" x 10'2"
Bedroom	13'6" x 8'7"
Main Bath	7'6" x 7'3"

LOWER LEVEL

Family Room	22'7" x 19'1"
Laundry Room	10'3" x 9'8"
Workshop	13'1" x 8'7"

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AGES & UPDATES

2025

- HVAC serviced professionally (September 2025)
- Main Bath completely renovated

2024

- Ducts cleaned

2022

- Kitchen completely renovated
- Appliances
- Air conditioner replaced

2021

- Windows replaced (powder room, ensuite & bay window original but all maintained & painted)
- Ensuite completely renovated

2020

- Front door replaced

2017

- Roof replaced

2015

- Basement finished

2008

- Furnace replaced

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NEIGHBOURHOOD HIGHLIGHTS

- **EASY TO COMMUTE!** Bridlewood is located close to Eagleson Road, Terry Fox Drive and Hazeldean. This gives access to great commute routes for public transport, cycling and driving. The bonus of the location of 39 Furlong Crescent is that it is located on a quiet crescent while still being just adjacent to Stonehaven Drive – bringing you to a commute route easily!
- **FOODIES!** Walk, bike or drive minutes to restaurants and fast food stops such as Amuse Restaurant, Starbucks, Chuck's Roadhouse, The Works and more located on Eagleson Road.
- **SCHOOLS!** Great schools in the area with St. James Catholic School and Roch Carrier Public School with in walking distance. There is also Maurice Lapointe French Elementary School nearby as well.
- **COMMUNITY!** The Eva James Community Centre is within walking distance offering programs for all ages and stages. The Bridlewood Community Association is an active neighbourhood association with events, social functions and local initiatives. It's a very family-minded community of inclusivity.
- **GREEN SPACE & PARKS!** Deevy Pines Park is just next door to you! Plus Bridlewood offers NCC space as well as the Trans Canada Trail – so much to explore and enjoy.