

PROPERTY: 217 FOUNTAINHEAD DRIVE

MAY 7, 2025



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



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This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.

INCLUDED IN THE SALE

- Refrigerator, stove, range hood, dishwasher.
- Clothes washer & dryer.
- Curtains & curtain rods.
- Central vacuum and attachments.
- Garage door opener.
- Gazebo
- Hot tub.

EXCLUDED FROM THE SALE

- Front door camera.
- Theatre speakers.
- Outdoor fireplace.
- Upright freezer.
- Wine fridges.

OPERATING EXPENSES

Utility costs are approximate average amounts paid by the sellers; individual homeowner costs vary. Buyers need to assess their own usage patterns to estimate costs.

- Hydro Ottawa \$175/month
- Enbridge Gas \$125/month
- Enercare (hot water tank rental) \$48.49/month
- Enercare – 2025 Furnace rented at \$94.50 / month + HST
- Property Tax \$3,104.64 2025 interim billing (i.e. total 2025 taxes approximately \$6,200)

UPDATES AND FEATURES

- Furnace 2025 (hassle-free rental from Enercare)
- Kitchen renovation 2016
- Quartz countertops, solid maple cabinets
- New hardwood flooring throughout main floor 2016
- Main floor family room with gas fireplace.
- Professionally finished basement includes media/theatre room, exercise / recreation room, large bedroom and three-piece bath.
- Updated, contemporary lighting throughout.
- Primary bedroom retreat with sitting area, gas fireplace, dressing station, walk-in closet and luxurious ensuite bath.
- Bathrooms updated in 2021

- Five-piece ensuite includes long vanity with marble counter, double sinks, solid wood cabinets.
- Basement media / theatre room is insulated for sound.
- Low maintenance landscaped back yard includes hot tub, outdoor gas fireplace.

SCHOOL & NEIGHBOURHOOD INFORMATION

Click the link below to access information about local schools, parks, transit and safety.

[217 Fountainhead Drive Neighbourhood Overview from HoodQ](#)

- 217 Fountainhead Drive is within the catchment for Le Prelude, one of Ottawa's highest rated, most desirable public French-language elementary schools.
- East Urban Elementary School: A new public K - 8 school on the corner of Joshua & Spring Valley (right around the corner from this home) is slated for construction and a September 2026 opening.

From the Ottawa Carleton District School Board's website:

"In March 2024, the Ottawa-Carleton School Board received an announcement of capital funding from the Ministry of Education for the construction of a new two-storey elementary school. The new school will provide 674 pupil places, including a music room, a gymnasium, and a 2-room child care centre. The opening date is scheduled for September 2026. The new school will be located at 700 Spring Valley Drive."

The great outdoors are steps away.

It's a three-minute walk to the Mer Bleu Conservation area and bike paths.