

PROPERTY: 217 FOUNTAINHEAD DRIVE

AUGUST 8, 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.

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
- Property Tax \$3,104.64 2025 interim billing (i.e. total 2025 taxes approximately \$6,200)

UPDATES AND FEATURES

- Furnace 2025
- 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, 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 with hot tub and gazebo.

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.

UNPARALLELED ORLEANS LOCATION

The great outdoors are steps away.

Not only is this home on one of the quieter streets in the neighbourhood, it's a three-minute walk to the Mer Bleu Conservation area and bike paths.

Save 15 – 30 Minutes Commuting

Why anyone who regularly ventures downtown Ottawa for work or entertainment would move beyond Trim Road is beyond us! Bradley Estates situates you 15 to 30 minutes closer to downtown depending on traffic and weather conditions.

Schools

217 Fountainhead Drive is in the catchment for one of Ottawa's most desirable, highest-rated French language elementary schools: Le Prelude.

There is also a new English elementary school and day care centre under construction right around the corner at Spring Valley Drive and Joshua Street. Your youngsters are a walk away from school, while your home is not on one of the busy bus-route streets.