

PROPERTY: 55E FOXFIELD DRIVE

OCTOBER 31, 2025



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



ADDITIONAL INFORMATION

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
- Hood-Fan
- Microwave
- Dishwasher
- Kitchen Island (Portable)
- Clothes Washer & Dryer
- TV Wall Mount
- Speaker Wall Mount
- Living Room Wall Shelves
- Floating Shelves in Office
- Basement Refrigerator

EXCLUDED FROM THE SALE

- Basement Server Cabinet
- Living Room TV
- Living Room Speakers
- Bedroom Cube & Regular Shelves
- Living Room Curtain Rods
- All Curtains

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 \$182/month average 2024; \$229/month average Jan – Aug 2025
 - Note that owner's computer servers consume approximately \$30/month electricity
 - Hot water tank is also electric
- Enbridge Gas \$33.26/month average April 2024 – October 2025
 - The world's least expensive home to heat!
- Condo Fees \$425/month beginning November 1, 2025
- Property Tax \$2,525.40 for 2025

UNIT UPDATES AND FEATURES

- Exclusive use of parking space #11
- Furnace – 2023
- A/C – 2023

- Electric hot water tank – owned - 2023
- Carpet with stain protection and high density under padding - May 2017
- All new bedroom (3) and bathroom (2) doors - Oct 2017
- Updated vanity in master bath - 2016
- Porcelain tile in kitchen and powder room – Sept 2017
- New trim throughout main floor - Sept 2017
- Upgraded powder room - Nov 2017
- Living room window - Jan 2018
- Updated main bath/shower - 2023
- Both bathrooms painted - 2023
- Living room, kitchen, upstairs hallway freshly painted - 2025

CONDOMINIUM CORPORATION

The condominium corporation covers:

- Management
- Building insurance
- Roof maintenance and replacement
- 75% of the cost of window replacement (not on demand)
- Lawn care
- Winter snow removal
- Water & sewer charges

SCHOOL & NEIGHBOURHOOD INFORMATION

Click this link to access an interactive online version of the report included on the next page:

[Discover 55E Foxfield Drive's Neighbourhood](#)



55 Foxfield Dr

Ottawa, ON

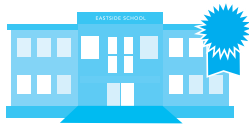
HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub

<https://hoodq.com>

SCHOOLS

With excellent assigned public schools very close to this home, your kids will get a great education in the neighbourhood.



Nearby Schools

Jockvale ES

Designated Catchment School
Grades PK to 6
101 Malvern Dr

John McCrae SS

Designated Catchment School
Grades 9 to 12
103 Malvern Dr

LookDeeper

ÉEP Michaëlle-Jean

Designated Catchment School
Grades PK to 6
11 Claridge Dr

Cedarview MS

Designated Catchment School
Grades 7 to 8
2760 Cedarview Rd

ÉSP Pierre-de-Blois

Designated Catchment School
Grades 7 to 12
1310 Chapman Mills Drive

PARKS & REC

This home is located in park heaven, with 3 parks and 24 recreation facilities within a 20 minute walk from this address.



Neill Nesbitt Park (Foxfield)

70 Foxfield Dr




1 min

Ken Ross Park

700 Longfields Dr




7 mins

Greenbank Park

895 Greenbank Rd




4 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	2 Tracks
2 Rinks	2 Splash Pads
1 Basketball Court	1 Skateboard Park
5 Ball Diamonds	2 Sledding Hills
8 Sports Fields	

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away, and the nearest rail transit stop is 1.9 km away.



Nearest Rail Transit Stop

Fallowfield



Nearest Street Level Transit Stop

Foxfield At Holitman


1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 8km.



Queensway Carleton Hospital

3045 Baseline Rd



Fire Station

1075 Greenbank Road



Police Station

2670 Queensview Drive

HoodQ

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