

PROPERTY: 55E FOXFIELD DRIVE

FEBRUARY 10, 2026



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
- 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
 - Lower than most comparable garden home communities in the area.
- Property Tax \$2,525.40 for 2025
- Hot water tank is owned – save yourself up to \$40/month compared to most comparable properties. None of the infrastructure of this property is rented.

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](#)