



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Detached Bungalow

Carson Grove

Welcome to 1443 Rainbow Crescent – a beautifully updated bungalow on a spacious lot in Carson Grove. Featuring a sunroom, finished basement, and modern updates, this charming home offers comfort, style, and convenience in a great location.

1443 Rainbow Crescent

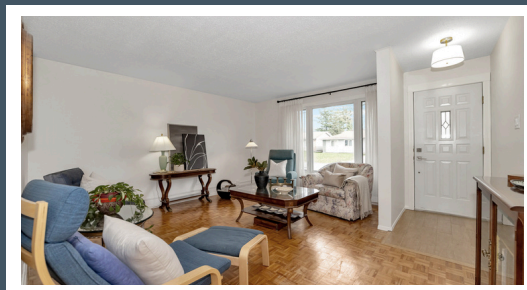
Carson Grove

About this Property

Beautifully updated bungalow on a wide, mostly fenced lot in Carson Grove. Features 3 beds, 2 full baths (both with heated floors), bright living room, updated kitchen, and 3-season sunroom with skylights. finished basement with rec room, office, and storage.

Awesome Features:

- ✓ 3 Season Sunroom w/Vaulted Ceiling & Double Glass French Doors
- ✓ Conveniently located near OC Transpo & 417
- ✓ Wide Lot
- ✓ Mostly Fenced Yard (except driveway to backyard)
- ✓ Bathrooms include heated flooring



Contact me for more information:
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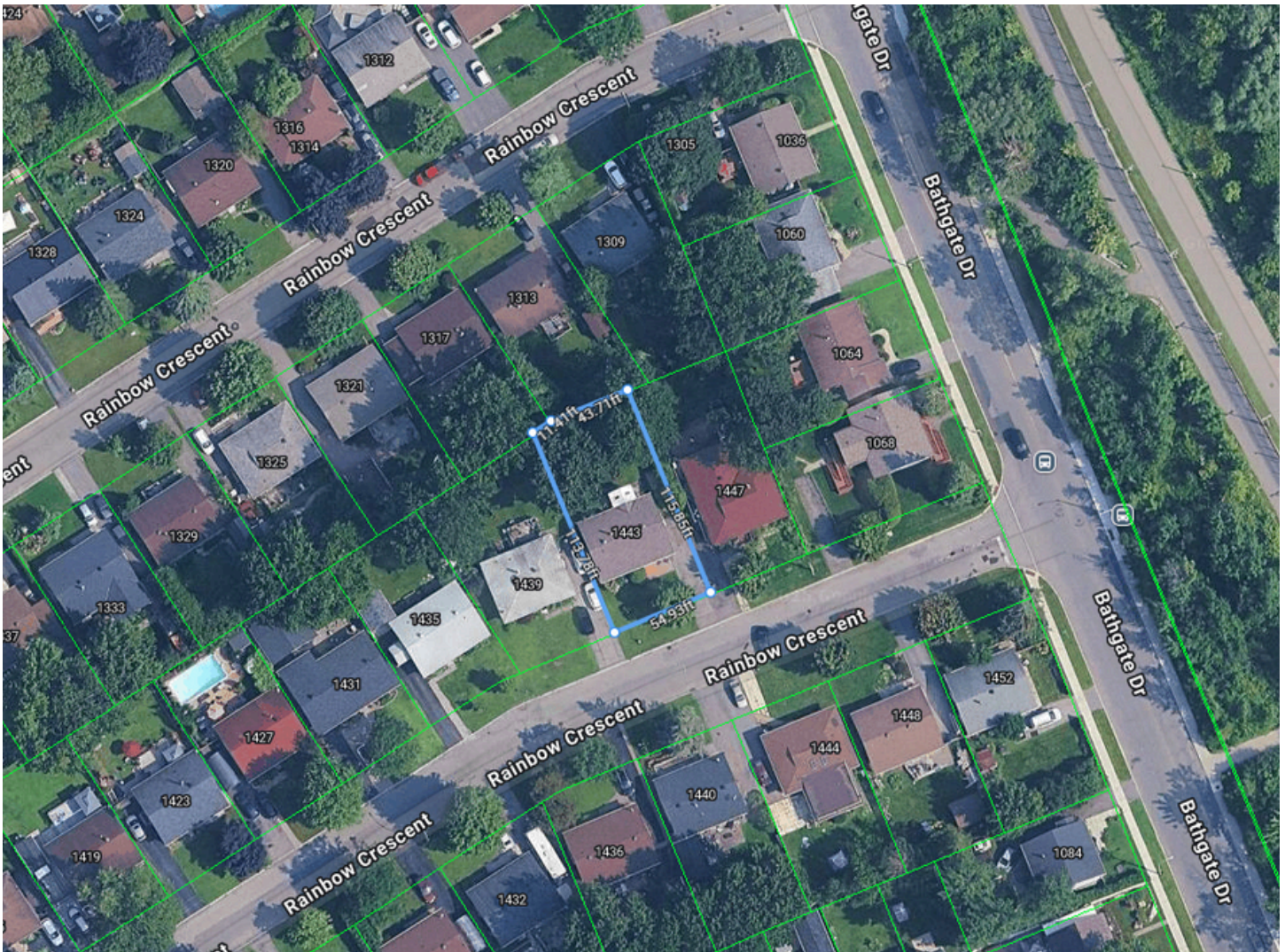




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Lot Measurements as per GeoWarehouse

Approx. 43.71 ft x 11.41 ft x 113.78 ft x 54.93 ft



E. & O.E. The information in this document is believed to be accurate, but is not warranted.



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1443 Rainbow Crescent Carson Grove

Year Built

~1971

Closing Date

60 -90 Days

Property Tax

~\$4,556.92/2024

Rental Items

Nil

Hydro

~\$111.40/month

Water/Sewer

~\$77.15/month

Gas

~\$85.00/month

Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, microwave, all light fixtures, all drapery tracks and rods, all window blinds, all drapes, irrigation system 'as is', not used since 2023, storage shed 'as is', mini bar fridge in lower level, mini freezer in lower level, tankless water heater, China cabinet in dining room area - embedded in the wall, Wardrobe cabinet in corner bedroom, 3 large Tool chests in basement, air compressor in basement, Coffee station in Dining Room/eating area, Wooden shelves/workbench in basement, Hallway Mirror

Updates & Upgrades

- 1997 - Sun room
- 2005 - Windows
- 2007 - Tankless Water Heater
- 2007 - Finished basement wall
- 2007 - Flooring
- 2007 - Bathroom Upgrade

- 2012 - Replace Basement Stairs
- 2016 - Main Bathroom Upgraded
- 2016 - Kitchen Upgraded
- 2022 - UV Air purifier
- 2022 - Humidifier installed
- 2023 - Roof Shingles

- 2023 - Eaves Trough Replaced
- 2024 - Exterior Electrical Receptacles replaced with ground fault protection and plastic covers
- Age Unknown Installed Irrigation System in Front lawn 'as is', not used since 2023

Note: all dates are approximate

Hot Water Tankless

~2007

Furnace

~2019

A/C

~2019

Windows

~2005

Flooring

~Original & 2016

Roof & Eaves

~2023

Stove

~2016

Fridge

~2005

Washer

~2024

Dryer

~1993

Dishwasher

~2004

- Note: all dates approximate



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What's Nearby

Transit

The nearest rail transit stop is Blair O-Train West at Ovest
The nearest street level transit stop is Bathgate at Rainbow

Safety

Monfort Hospital - 713 Montreal Rd - 1.72km away
Fire Station 51 - 900 Montreal Rd - 1.49km away
Ottawa RCMP - 155 McArthur Ave - 3.39km away

Parks & Recreation

Carson Grove Park - 1423 Matheson Rd - 3 minute walk
- Playground, Tennis Courts, Basketball Court, Ball Diamond, Rink
City Centre Park - 1800 City Park Dr - 6 minute walk
- Playground, Sports field, Basketball court, Splash pad, Rink, Trail
Whiterock Park - 1245 Matheson Rd - 8 minute walk
- Playground, Basketball Court, Splash pad, Rink, Trail
Palmerston Park - 1326 Ogilvie Rd - 8 minute walk
- Playground, Splash pad, Ball Diamond, Rink



Schools in the Area

Public Schools

Carson Grove | 1401 Matheson Road
Henry Munro MS | 2105 Kender Avenue
Gloucester HS | 2060 Ogilvie Rd



Catholic Schools

St. Brother André School | 1923 Elmridge Drive
Lester B Pearson Catholic HS | 2072 Jasmine Crescent

French & French Catholic Schools

La Phare ES | 1965 Naskapi Drive
ÉEP Séraphin-Marion | 2147 Loyola Avenue
ÉSP Louis-Riel | 1655 Bearbrook Road
ÉEC La Vérendrye | 614 Eastvale Drive



E&OE schools determined through individual school board locator tools.

Please check with boards for individual needs*

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