



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Detached 2-Storey Kanata Lakes/Heritage Hills

Set on a beautifully landscaped corner lot in Kanata Lakes, this 3-bedroom, 3-bath home offers curb appeal, mature gardens, and a private backyard with pond, patio, and two-tier deck.

15 Sherring Crescent

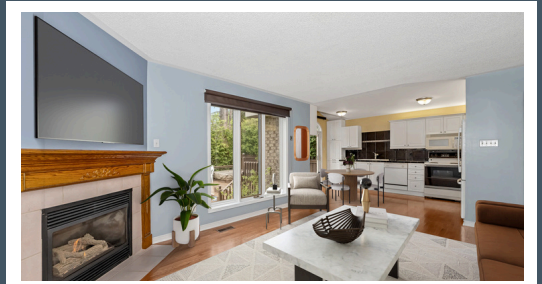
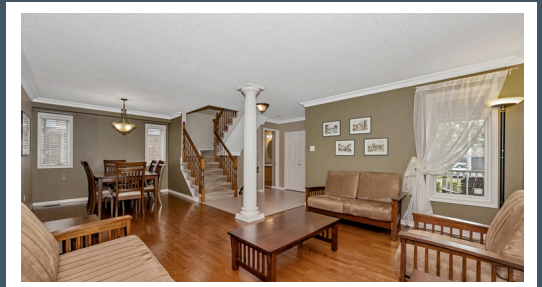
Kanata Lakes/Heritage Hill

About this Property

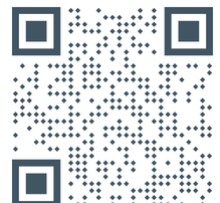
Inside, enjoy hardwood flooring, spacious living areas, a gas fireplace, and a charming kitchen overlooking the yard. Upstairs offers 3 large bedrooms and second-floor laundry. Finished basement with 3 versatile rooms, 2 storage areas, and cold storage.

Awesome Features:

- ✓ Corner lot
- ✓ Mature trees & Lush landscaping
- ✓ Hardwood floors on Main Level
- ✓ 2-tier deck & privacy
- ✓ Finished LL gives you bonus living space
- ✓ Close to Parks, top schools & shopping



Contact me for more information:
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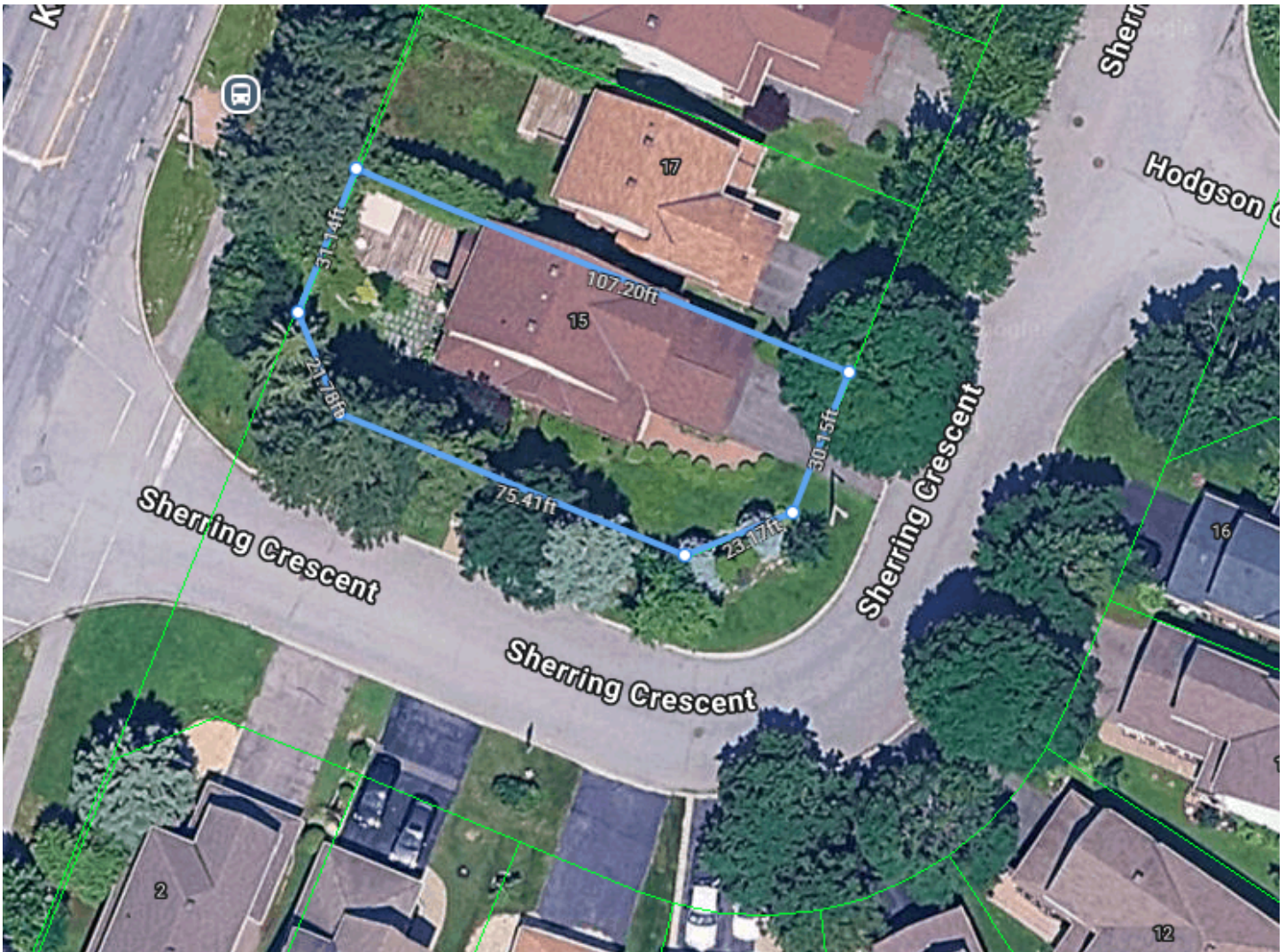




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Lot Measurements as per GeoWarehouse

Approx. 31.14 ft x 21.78 ft x 75.41 ft x 23.17 ft x 30.15 ft x 107.20 ft



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



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15 Sherring Crescent

Kanata Lakes/Heritage Hills

Builder

Oakleaf

Year Built

~1995

Property Tax

~\$5,190/2024 as per homeowner

Closing Date

Immediate or To Be Arranged

Rental Items

Hot Water Tank
~\$43/month

Hydro

~\$60/month

Water/Sewer

~\$86/month

Gas

~\$87/month

Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, air conditioner, microwave, all light fixtures, all drapery tracks & rods, all window blinds, all drapes, garage door opener, central vacuum, shelf & bench in foyer, king size bed, headboard & side tables (optional), hot tub 'as is, appliances 'as is'

Note: Hot tub was working when winterized 2 years ago but not used since. Appliances are working but 'as is' as they are older. Windows 'as is' as they are older. Master bathroom 'hammer pipe' knocks when toilet tank finishes filling up.

Hot Water Tank

~2015

Furnace

~2010

A/C

~2010

Windows

~Original

Flooring

~2006

Roof

~2010



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What's Nearby

Transit

The nearest street-level transit stop is Kanata at Sherring

Safety

Queensway Carleton Hospital - 8.4 km away

Fire Station 42 - 1.95 km away

Ottawa OPP - 1.95 km away

Parks and Recreation

Jim Malone Park - 400 Goldridge Drive - 1 minute walk

- Playground, 2 sports fields, tennis court, basketball court, walking trail

Whalen Park - 4111 Kanata Avenue - 4 minute walk

- Playground, 3 sports fields, basketball court, ball diamond, rink, track, walking trail and multi-use pad

Star Park - 11 Highmont Court - 6 minute walk

- Playground

Tanmount Park - 283 Goldridge Drive - 8 minute walk

- Playground



Schools in the Area

Public Schools

Stephen Leacock Public School | 25 Leacock Drive

Roland Michener PS | 100 Penfield Drive

Earl Of March S.S | 4 The Parkway



Catholic Schools

Georges Vanier Catholic ES | 40 Varley Drive

All Saints High School | 5115 Kanata Avenue



French & French Catholic Schools

ÉEP Grande-Ourse | 1385 Halton Terrace

ÉESP Maurice-Lapointe | 17 Bridgestone Drive

ÉEC Saint-Rémi | 100 Walden Drive

ÉSC Paul-Desmarais | 5315 Abbott Street East

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

Please check with boards for individual needs*

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