



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

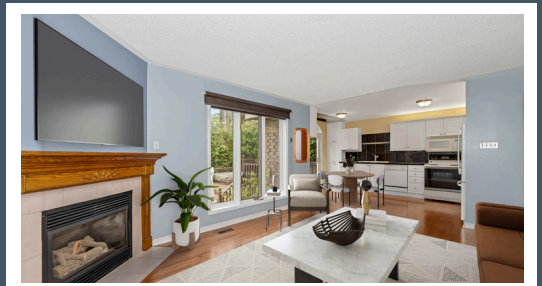
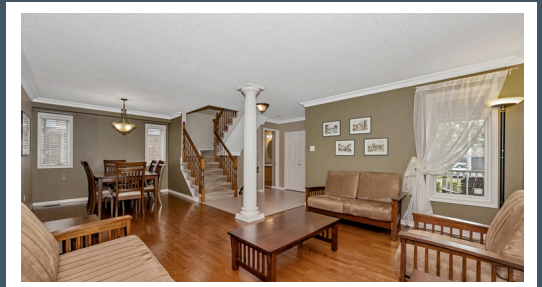
Kanata Lakes/Heritage Hill

About this Property

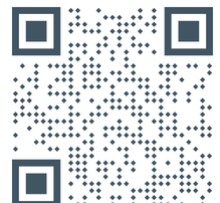
Inside, enjoy hardwood flooring, spacious living areas, a gas fireplace, and a charming kitchen overlooking the yard. Upstairs offers 3 large bedrooms and second-floor laundry. Finished basement with 3 versatile rooms, 2 storage areas, and cold storage.

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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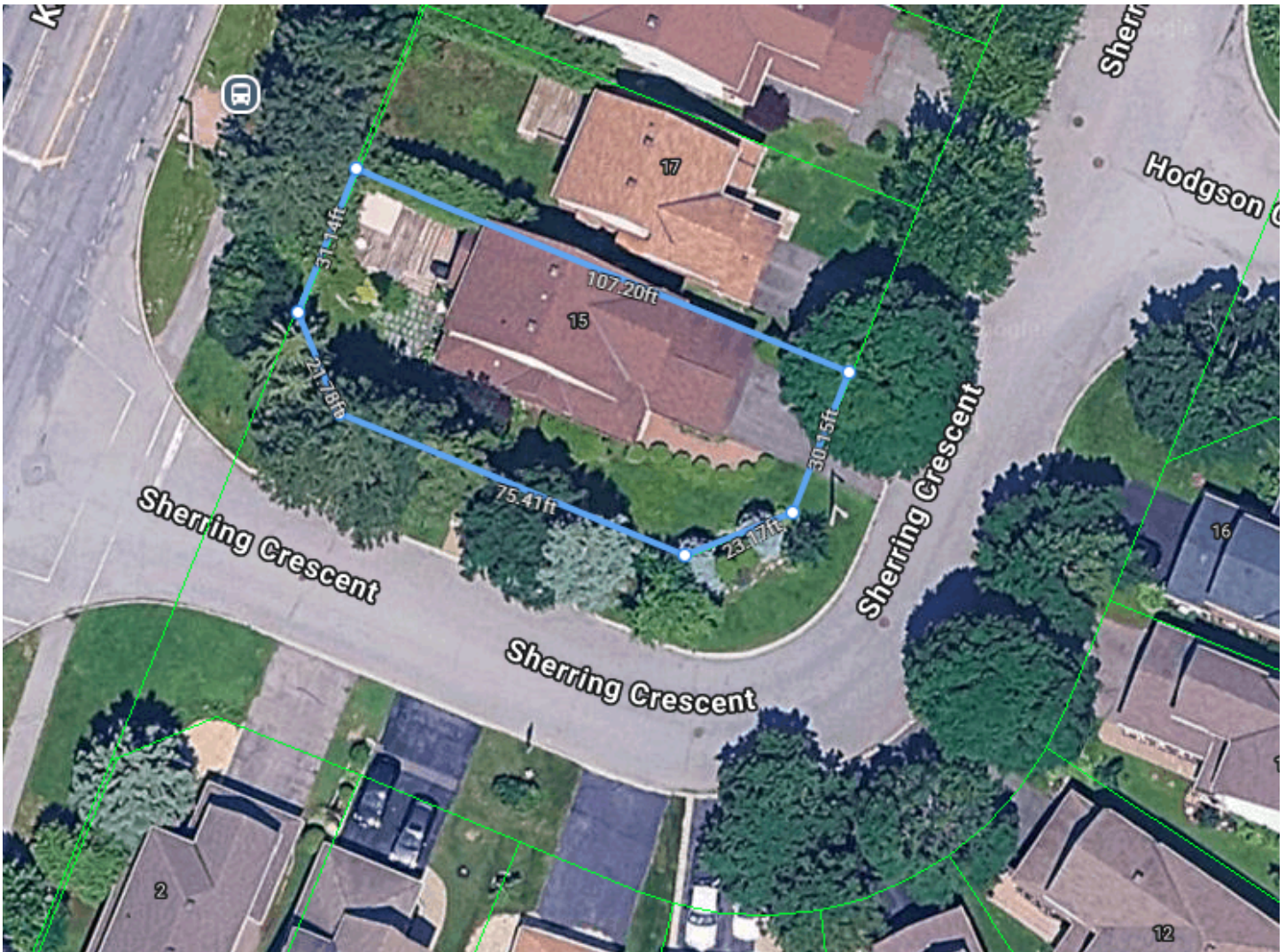




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Lot Measurements as per GeoWarehouse

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

Hydro
~\$60/month

Closing Date
Immediate or To Be Arranged

Rental Items
Hot Water Tank
~\$43/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'

Note: Hot tub was working when winterized 2 years ago but not used since. 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

Washer
~2025

Dryer
~2025

Dishwasher
~2025

Stove
~2025

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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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