

FOR SALE



The Wright Team

2-313Cresthaven.com

2-313 Cresthaven Drive

 2 BEDS |  2 BATHS



BARRHAVEN

Positioned in an ideal location, this move in ready condominium offers stylish, low maintenance living with easy access to the amenities of both Barrhaven and Riverside South, including parks, walking and cycling trails, the Rideau River, Chapman Mills Conservation Area, shopping, restaurants, and public transit.

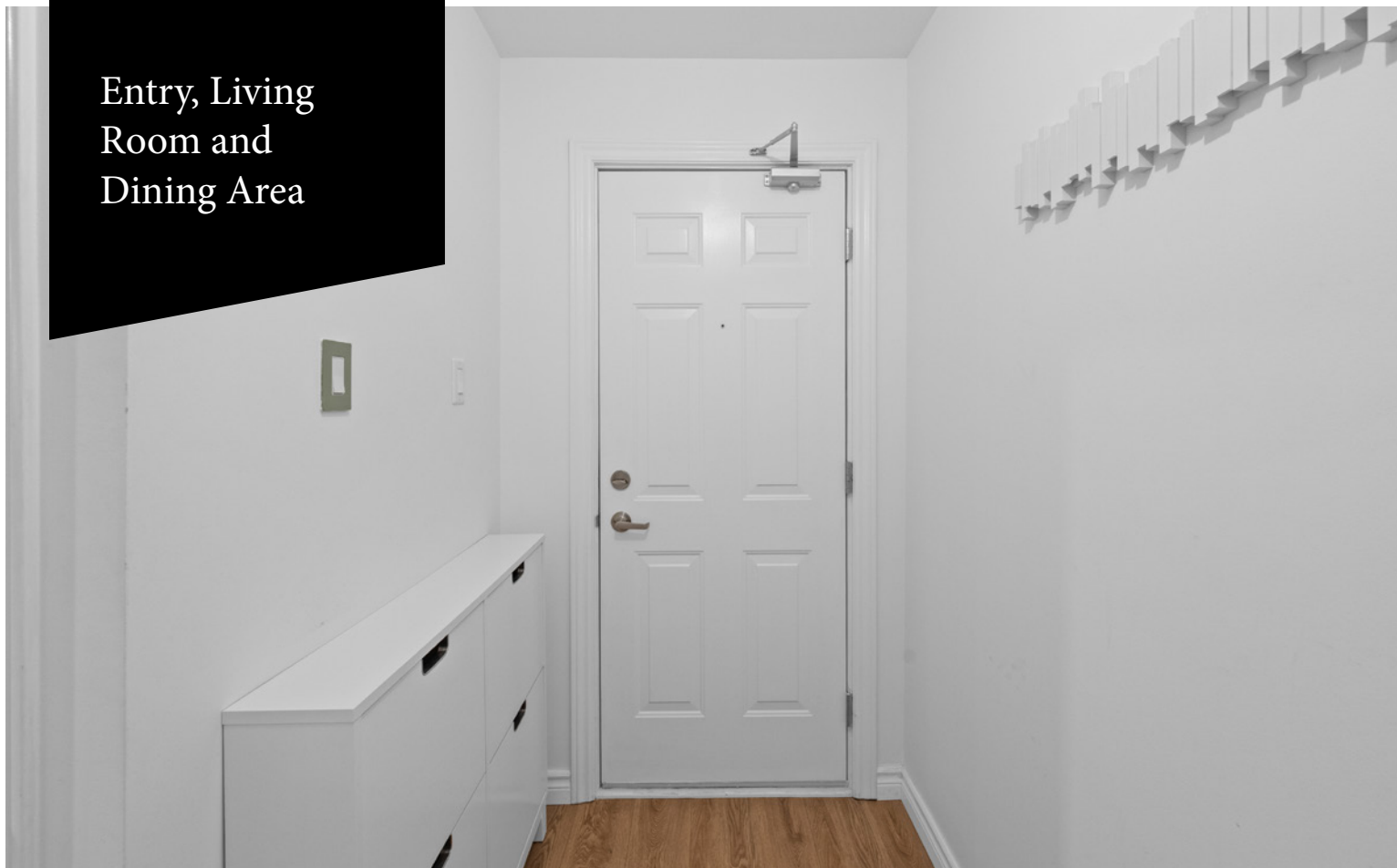
Bright, neutral finishes complement the open concept layout, where the kitchen, dining, and living areas flow seamlessly together.

The updated kitchen features ample cabinetry, stainless steel appliances, and a centre island that adds both workspace and space for casual seating.

The thoughtfully designed layout offers two bedrooms, a full bathroom with a double vanity, rain shower head, and tub with a glass panel, along with a convenient powder room.

Additional highlights include in unit laundry, one owned parking space, and a private patio providing outdoor space to enjoy.

Entry, Living
Room and
Dining Area





Key Updates & Points to Note

- Ideal opportunity for first-time home buyers or investors.
- Bathroom mirrors and light fixtures updated (2022).
- All appliances included.
- Dishwasher (2024).
- All other kitchen appliances (2022).
- Central air conditioning.
- Owned hot water tank.
- Parking space #58.
- Condo fee of \$411.64/month includes snow removal, building insurance, lawn maintenance, and common area maintenance.



Dining Area,
Kitchen, Primary
Suite and Bath

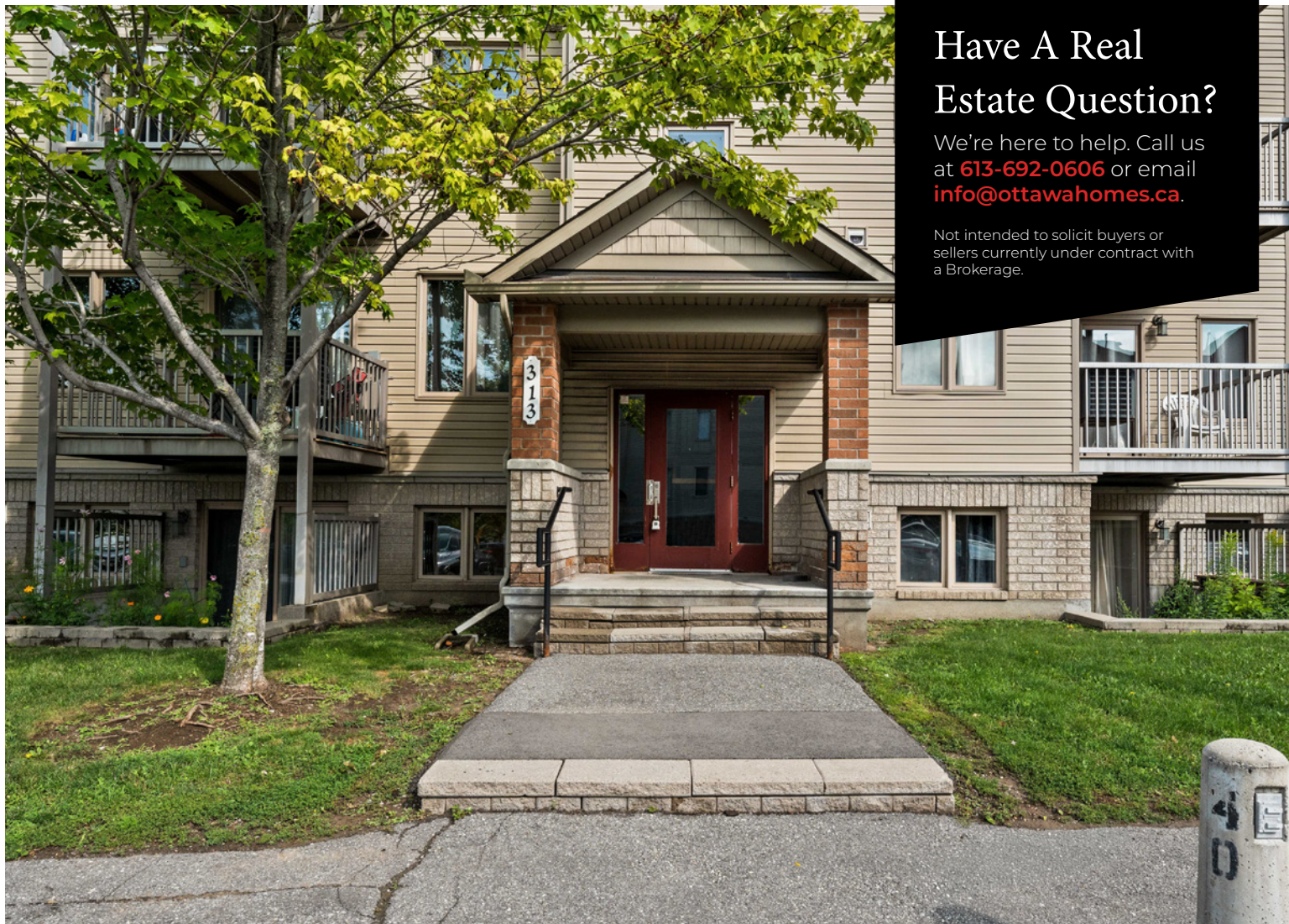




Property Dimensions

Foyer 4'3" x 7'9"
 Living Room 11'9" x 15'6"
 Dining Area 9'11" x 9'6"
 Kitchen 9'11" x 9'10"
 Primary Bedroom 10'9" x 14'4"
 Bedroom 10'2" x 12'9"
 Bathroom 9'7" x 7'9"
 Bathroom 4'6" x 5'4"
 Utility 7'6" x 9'1"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 2

Bathrooms: 2

Property Type: Condominium

Neighbourhood: Barrhaven

Taxes/Year: \$2,753.73 / 2026

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense:

\$1,184.44 (July 2025 to July 2026)

- \$1,083.87 (January 2025 to December 2025).

Approximate Gas Expense:

\$616.14 (July 2025 to July 2026) - \$596.44 (January 2025 to December 2025).

Inclusions:

Refrigerator, Stove, Dishwasher,

microwave hoodfan, washer, dryer, all windows coverings - blinds & curtains, hot water tank, shelving in bathroom & laundry room.

Exclusions:

Front entry shoe storage.

Rental Equipment:

None.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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ottawahomes.ca

ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

The Wright Team consists of James Wright, Jessica Wright, Sarah Wright, Michelle Lang, Kim Seguin, Annick Rocca, Andrea Kelly, & Jennifer Taylor. "Realtor", "Broker"