

MORRIS
HOMETEAM.com
Small team. Big results.™

Top 1% in Canada for Royal LePage

ROYAL LEPAGE
Performance Realty
Brokerage, Independently Owned and Operated

Rob Kearns
SALES REPRESENTATIVE

Patrick Morris
BROKER

613-238-2801
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

MORRIS
HOMETEAM.com
Small team. Big results.™



A Turnkey Gem in the Heart of Westboro Beach!

Welcome to 23 Briarway Private, an impeccably presented, end unit freehold townhome in the highly sought-after Westboro Beach neighbourhood. Ideally situated steps away from the Ottawa River waterfront and beach, scenic bike paths, and the groomed cross-country ski trails in the winter. Experience the convenience of being in close proximity to vibrant Westboro Village, offering a diverse range of trendy restaurants, boutiques, coffee houses, and fitness options. Quick access to the transitway and LRT adds to the appeal.

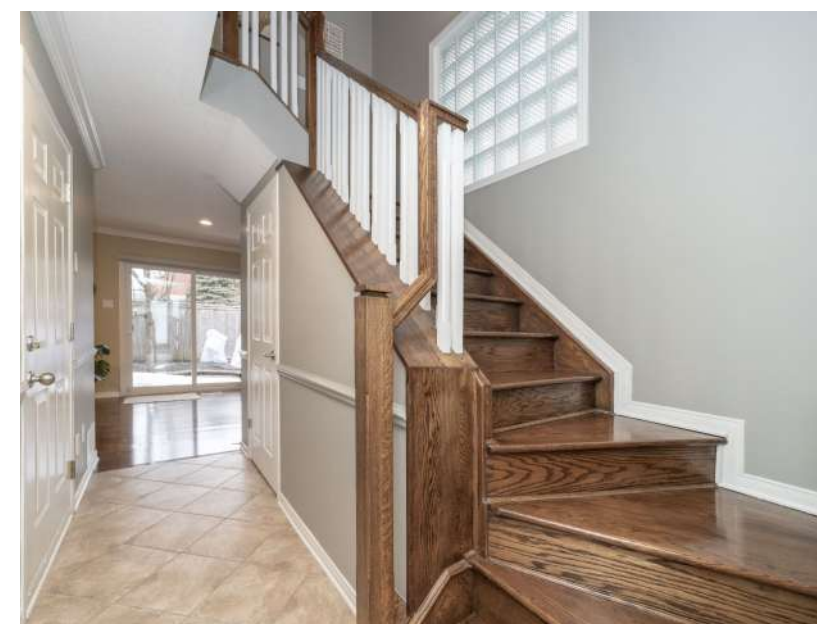
Nestled in a tranquil cul-de-sac, this residence offers a unique advantage with no front or rear yard neighbours. The landscaped grounds feature lush foliage, well-established gardens, and a fully fenced, private and serene backyard retreat with a stone patio.

Completely updated, this sun-filled home showcases a seamless flow with hardwood and ceramic floors throughout, 9-foot ceilings, and gleaming hardwood

staircases. The main level welcomes you with a convenient powder room and inside entry from the single attached garage. Beyond lies a versatile space ideal for a den, family room, or office, with patio doors opening to the secluded backyard oasis.

The open concept living and dining rooms on the second level are enhanced by a corner gas fireplace with a wrought iron insert, creating a cozy atmosphere. Expansive windows and a sliding door open to a double-width balcony overlooking the park. An arched entryway from the dining room leads to the beautiful and spacious kitchen, complete with granite counters, an attractive backsplash, updated stainless steel appliances, pantry closet, and an open layout to the bright eating area for casual dining.

Upstairs, two well-appointed bedrooms each boast a full ensuite bath, ensuring comfort and privacy. The primary includes a wall of closets and an ensuite with Roman tub and separate shower enclosure. The lower level houses laundry, storage, and utility areas, completing this exceptional home.



Top 1% in Canada for Royal LePage



Rob Kearns
SALES REPRESENTATIVE

Patrick Morris
BROKER

613-238-2801
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED





INCLUSIONS & IMPROVEMENTS

INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer
- Dryer
- Window Blinds
- Drapes and Drapery Rods
- 2 Ceiling Fans
- Central Vac System and Accessories

HOME IMPROVEMENTS:

2023:

- Washer
- Dryer

2022:

- Front Door

2021:

- Garage Door

2020:

- Hot Water Tank (Rental)

2019:

- Interlock redone (backyard and front steps)

2018:

- Windows and patio doors (they are all triple pane)

2016:

- Roof
- Gas Furnace
- Air Conditioner





Year Built: 2003
Lot Size:
 22.28 ft (FR) x 74.7 ft (D)
2023 Property Taxes:
 \$6,524.56
Possession Date:
 To be arranged
Heating:
 Forced Air, Natural Gas
Cooling: Central Air
Parking: Single attached garage with inside entry, driveway parking for one additional vehicle

Rental Equipment:
 Hot Water Tank (\$42.91/mth includes tax); Alarm Monitoring (\$46.25/mth includes tax)
Exclusions:
 Garage shelving, and shelf in main floor den
Association Fee:
 \$100/month for snow removal and common area maintenance.

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	
Main	Den/Family Room/Office	17'3" x 11'9"
Main	Powder Room	
Second	Living Room	17'3" x 11'3"
Second	Dining Room	11'7" x 11'1"
Second	Kitchen	9'10" x 9'7"
Second	Eating Area	12'0" x 7'7"
Third	Primary Bedroom	15'0" x 11'9"
Third	4 Piece Ensuite Bath	
Third	Bedroom 2	12'2" x 11'10"
Third	4 Piece Ensuite Bath	
Basement	Laundry/Storage/Utility	

*Some Room Measurements +/- jogs.