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Newly Built, Contemporary Gem in Westboro Beach

Welcome to 311 Atlantis Avenue, a remarkable newly custom-built semi-detached home nestled in the heart of Westboro. This beautifully designed residence sits on a tranquil avenue, just a 5-minute stroll from Westboro Beach, offering daily riverside relaxation. Enjoy scenic biking or running along the Ottawa River pathways, and groomed cross-country ski trails in the winter. Vibrant Westboro Village is just steps away, with a wide selection of trendy restaurants, boutiques, cafes and excellent schools all within this thriving community. Commuters will appreciate the quick access to transitway stations and the future LRT.

Upon approaching the property, you'll be greeted by its appealing modern façade. A sleek stone paver driveway and walkway guide you to the front porch with a clear glass railing. The fully fenced yard with a spacious stone patio in the rear provides an ideal area to relax, socialize, and savour the warmer weather.

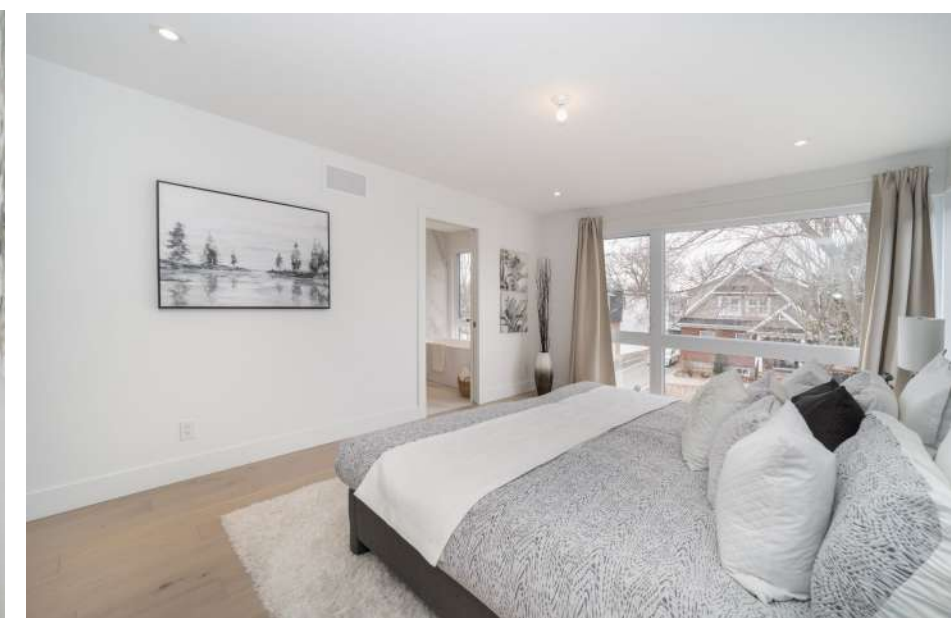
Step inside to discover a stunning open floor plan meticulously crafted for both daily family living and effortless entertaining. Throughout both levels, well-appointed finishes such as wide plank hardwood floors including both staircases, gleaming porcelain tile, recessed lighting and sunfilled floor-to-ceiling windows, all contribute to an airy and inviting atmosphere.

An expansive entryway welcomes you into the living space beyond. The striking kitchen showcases beautiful quartz counters, contemporary white cabinets offering excellent storage, an induction stove top, wall oven, and a large centre island with additional storage that easily seats five. Great flow to the adjacent living and dining area with a gas fireplace and a sweeping wall of windows and sliding glass doors that flood the space in natural light seamlessly connecting with outdoors. Rounding out the main level is a stylish powder room and convenient inside entry from the garage.

Ascend the open riser staircase with glass railing and step lighting to the second level. Here you'll find the primary suite featuring double corner windows, serene pot lights, and ample walk-in closet space with built-ins. The ensuite bath exudes modern elegance boasting a soothing free-standing tub, a floating double vanity topped with quartz, and a walk-in shower equipped with a rainfall shower head and a lit wall niche feature that enhances the ambiance. Continue down the hallway to find two secondary bedrooms each with a double closet and built-ins, a fabulous 4-piece bathroom and the laundry room equipped with a folding counter and storage for added convenience.

The lower level extends the living space with a spacious family/recreation room, heated luxury vinyl plank floors, recessed lighting, and ample natural light from large windows. Completing this level is a 3-piece bathroom and a storage/utility room.





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Year Built: 2023/New

Lot Size:
25 ft (FR) x 100.07 ft (D)

2024 Property

Taxes:
to be assessed by the
City of Ottawa

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

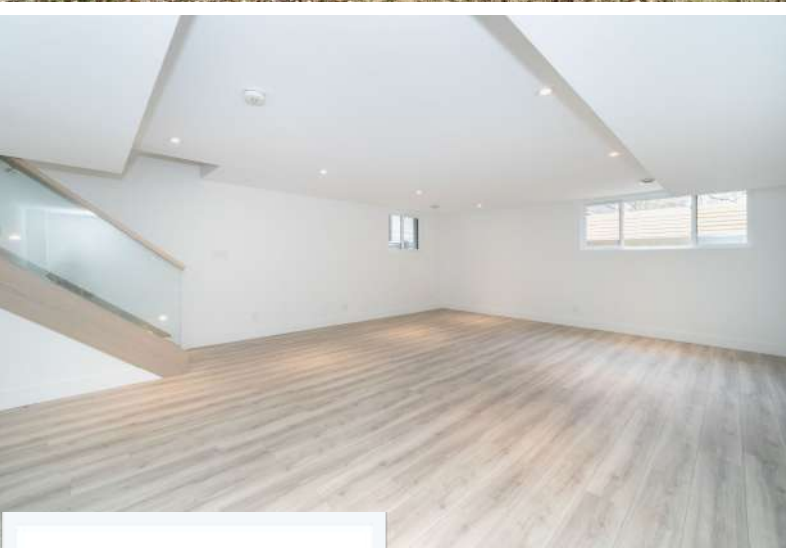
Rental Equipment:
On Demand Hot Water
System

INCLUSIONS:

- Refrigerator
- Induction Cooktop
- Wall Oven
- Convection Microwave
- Dishwasher
- Hood Fan
- Washer
- Dryer
- Auto Garage Door Opener

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	14'1" x 5'8"
Main	Living/Dining Room	19'5" x 17'10"
Main	Kitchen	11'5" x 11'3"
Main	Powder Room	
Second	Primary Bedroom	16' x 12'
Second	Walk-in Closet/Dressing Rm	10'7" x 7'1"
Second	5 Piece Ensuite Bath	14'2" x 6'5"
Second	Bedroom	14' x 9'9"
Second	Bedroom	14' x 9'3"
Second	4 Piece Bathroom	10' x 5'
Second	Laundry Room	6'3" x 5'9"
Lower	Family/Recreation Room	24'2" x 13'3"
Lower	3 Piece Bathroom	8'5" x 4'10"
Lower	Storage/Utility	

*Some Room Measurements +/- jogs.



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