



Beautifully presented executive townhome in private enclave by the Ottawa River

Welcome to 635 Richmond Road #37, nestled in the heart of Westboro, perfectly situated in a private enclave alongside the Ottawa River.

With direct access to the scenic NCC bike/ski trails along the waterfront and Westboro's vibrant main street literally steps away - you'll never lack for recreation, restaurants and shops to explore. The local farmer's market, parks and tennis courts, along with excellent schools are all within walking distance. Commuters will also appreciate the swift access to public transit including LRT, enhancing the appeal of this enviable location.

Step inside this incredibly spacious residence, spanning approximately 2,400 square feet of refined living space, where gleaming hardwood and ceramic floors flow throughout. With lofty ceilings, vast open spaces, and generous windows bathing the interior in natural light, this home exudes an airy and inviting atmosphere.

Upon entry, a roomy foyer with double closet grants access to a convenient powder room, laundry facilities, additional storage, and direct entry from the garage. Ascend to the main level where a sunfilled kitchen awaits, boasting granite countertops, stainless steel appliances, ample cabinetry, pot lights, and an eating area that opens to the charming private patio and gardens, ideal for al fresco dining. Adjacent, the dining room offers an intimate setting for both formal and casual dining.

Continue to the oversized living room and be greeted by high 10ft ceilings, a wood fireplace focal point, and a balcony with glass panels, ideal for extending summertime entertaining. On the upper level, you'll find a cozy family room and a separate solarium, offering versatility as a home office, den, or tranquil retreat for unwinding with a good book. The space features a wall of windows offering picturesque tree-top vistas.

The third level reveals the sleeping quarters and the primary suite featuring a private deck, a wall of closets, and a stunning new ensuite bath with double sinks set in a marble vanity, a vast walk-in shower, and ample storage. Two secondary bedrooms share an updated 4 piece main bath, completing this exceptional home.

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#37-635 Richmond Rd

McKELLAR PARK/
WESTBORO



INCLUSIONS:

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer

Year Built: 1983

Property Taxes:
\$4,865.57 [2023]

Heating: Forced Air
Natural Gas

Cooling: Central Air

Rental Equipment:
Hot Water Tank: \$42.91/mth
Energcare Home Services.

Parking: Single Attached
Garage with inside entry;
driveway parking for one
additional vehicle; Visitor
parking available

Condo Fee: \$918.91/mth

Condo Fee includes:

Building Insurance,
Management Fee, Reserve
Fund Allocation, Snow
Removal, Water (includes the
first \$70 of water usage)

HOME

IMPROVEMENTS:

2024:

- House interior painted from
top to bottom
- Entry level tile floor
- Powder room

2023:

- Primary ensuite bathroom

2020:

- Air Conditioner

2015:

- Third level bathroom

LEVELS	ROOMS	DIMENSIONS
Entry Level	Foyer	13'10" x 5'9"
Entry Level	Powder Room	
Entry Level	Laundry/Utility	
Entry Level	Storage	
Main	Dining Room	12'5" x 10'6"
Main	Kitchen	19'0" x 9'3"
Second	Living Room	19'1" x 17'0"
Second	Balcony	10'0" x 10'0"
Second	Family Room	15'4" x 10'0"
Second	Solarium/Den	12'1" x 8'7"
Third	Primary Bedroom	16'9" x 12'3"
Third	4 Piece Ensuite Bath	11'8" x 6'0"
Third	Balcony	10'0" x 5'0"
Third	Bedroom	12'6" x 10'0"
Third	Bedroom	11'4" x 8'6"
Third	4 Piece Bathroom	8'0" x 5'0"

*Some Room Measurements +/- jogs.

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